Subdivision Map (Randolph)

Supplemental Attachments submitted in support of its application (on CoAH transfer)

PTO - double-sided pgs (same)

CH000110Z

CH000110Z

FILED
JUL 15 1986
STEPHEN SKILLMAN, JSC

Supplemental Attachments*

	Exhibit
Proposed Substantive Regulation of the Council on Affordable Housing, June 2, 1986.	I
Municipal Present, Prospective and Pre-Credited Need as Estimated by the Council on Affordable Housing, May 21, 1986.	J
Procedural Rules, Council on Affordable Housing, June 16, 1986.	K
Brief of the Attorney General, In The Matter of Certain Amendments to the Adopted And Approved Solid Waste Management Plan of The Morris County Solid Waste Management District, Dkt. No. A-1628 (App. Div., Filed June 16, 1986) Pp. 54-55.	L
Proportion of Income Paid Households By Income in Randolph Twp. For Gross Rent, U. S. Census 1980.	LL
Median Contract Rent For Renters in Randolph Township, Median Family Income in New Jersey, U. S. Census 1970, 1980.	M
Transcript of Deposition of Adrian Humbert, January 3, 1984, Pp. 39-44.	N

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* Exhibits are lettered consecutively with the exhibits in plaintiffs' attachments in support of their application concerning Randolph Township. All exhibits in this supplemental attachments are submitted in support of plaintiffs' applications conerning both Denville Township and Randolph Township.

FAIR SHARE HOUSING CRITERIA AND GUIDELINES
AS PER N J S A 52 27D 301 ET SEQ

Date May 5, 1986

DEPARTMENT OF COMMUNITY AFFAIRS

NEW JERSEY COUNCIL ON AFFORDABLE HOUSING

SUBSTANTIVE RULES

PROPOSED NEW RULES N J A C 5 92

Authorized By Arthur R Kondrup, Chairman, Council on Affordable Housing

Authority N J S A 52 27D 301 et seq specifically 52 27D 307

Proposal Number PRN 1986-220

Public hearings concerning this proposal will be held on

June 19, 1986 at

1 30 P M to 4 30 P M
Bergen County Court House
Administration Building
Main Street
Hackensack, New Jersey

June 23, 1986 at

1 30 P M to 4 30 P M
Somerset County College
Route 28
Welpe Theatre
North Branch, New Jersey

June 26, 1986 at

1 30 P M to 4 30 P M
Cherry Hill Inn
Route 38 and Haddonfield Road
Cherry Hill, New Jersey

Submit comments by July 2, 1986 to
Douglas V Opalski, Executive Director
New Jersey Council on Affordable Housing
375 West State Street
Trenton, New Jersey 08618

EXHIBIT I

The Agency proposal follows:

SUMMARY

The Fair Housing Act, N.J.S.A. 52:27D-301 et seq., enacted by the New Jersey Legislature in 1985, establishes a nine member Council on Affordable Housing. The Council is directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for a fair share of regional present and prospective needs for housing for low and moderate income households. The law specifies that the Council will estimate state and regional fair share and establish guidelines and criteria.

Officials at the municipal level shall determine fair share need and prepare a municipal housing element that incorporates that need. The Council is directed to review the local fair share need and housing element and is empowered to certify the housing element.

The proposed new rules implement the intent of the legislature to provide for timely achievement of an appropriate fair share of the regional need for low and moderate income housing.

The Council has assembled various background studies and data that are provided in a Technical Appendix to this rule. The studies and data are illustrative of the rule and are published as a matter of public information.

The Technical Appendix includes the following:

A. Appendix A: 1987 FMR Low and Moderate Income Housing Need Estimates.

B. Exhibit 1: Base Data: Municipal Determination of Pre-credited Need. Exhibit 2: Base Data by Housing Region.

C. Growth Area Allocation Index Totals.

D. Section 8 Income Limits.

E. Average Cost of Replacing Major Systems for Housing Rehabilitation.

F. County Review Checklists.

ECONOMIC IMPACT

Creation of housing units affordable to low and moderate income households will provide them access to sound shelter within their means. Location of such housing at many sites may, with the option to reserve such housing for local employees who are nonresidents, reduce commuting distances. Reduced distances will lower individuals' commuting cost and help conserve the State's costly and scarce highway network including many roads reaching or exceeding design capacity. In fill housing and rehabilitation may reduce expenditures on sewer and water extensions by utilizing existing systems with excess capacity.

SOCIAL IMPACT

The public will benefit since the rules will be the basis for creation of additional housing affordable to low and moderate income households. The existence of a variety of housing types in all municipalities will increase consumer choice. Hardship conditions due to high housing costs or housing unavailability in some areas will be lessened. Residents in deficient housing will particularly benefit from increased housing choice. This may exacerbate long term trends of urban out-migration and decline. However, Regional Contribution Agreements (RCAs) are possible. RCAs are intended to provide municipalities that exhibit extensive deficient housing and limited financial resources with additional means to upgrade or otherwise provide sound housing opportunities within their existing neighborhoods and community.

ENVIRONMENTAL IMPACT

The environmental impact of higher density inclusionary development affordable to low and moderate income households will be less if located under a comprehensive and consistent local housing element and master plan and if located with reference to applicable county, regional and State plans. The regulations provide for consistency with applicable policies, plans and programs of the New Jersey Department of Environmental Protection including Green Acres, Coastal Zone Management, the Pinelands Commission and the Hackensack Meadowlands.

Full text of the proposed new rules follows.

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CHAPTER 92

SUBSTANTIVE RULES OF THE NEW JERSEY

COUNCIL ON AFFORDABLE HOUSING

SUBCHAPTER 1. GENERAL PROVISIONS

5:92 - 1.1 Short title

The provisions of this chapter will be known as "the substantive rules and regulations of the New Jersey Council on Affordable Housing."

5:92 - 1.2 Severability clause

If any part of this chapter shall be held invalid, the holding shall not affect the validity of remaining parts of these rules. If a part of these rules is held invalid in one or more of their applications, the rules shall remain in effect in all valid applications that are severable from the invalid application.

5:92 - 1.3 Definitions.

The following words and terms, when used in this chapter, shall have the following meaning unless the context clearly indicates otherwise:

"Act" means the Fair Housing Act of 1985, P.L. 1985, c.222 (C.52:27D-301 et seq.).

"Adjustment" means a reduction and/or deferral of the municipal fair and moderate income housing obligation.

"Agency" means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c.530 (C.55:14K-1 et seq.).

"Affordable" means a sales price or rent within the means of a low or moderate income household as defined in Subchapter 12, Controls on Affordability.

"Alternative living arrangement" means a structure in which households maintain private rooms yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement includes, but is not limited to: Class C boarding houses as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; and congregate living arrangements.

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.

"Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing, upon which the owner has expressed a willingness to build low and moderate income housing, or to convey the land for this purpose, at a reasonable price, in keeping with comparable land sales in the area.

"Census subregion" means a geographic subdivision of the State by the United States Bureau of the Census.

"Conversion" means the conversion of existing commercial, industrial or residential structures for low and moderate income housing purposes where a substantial percentage of the housing units is provided for a reasonable income range of low and moderate income households.

"Council" means the New Jersey Council on Affordable Housing established under the Act and which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in this State.

"Covered employment" means those employees covered by the New Jersey Unemployment Compensation Law, P.L. 1936, c.270, as amended, (C.43; 21-1, et. seq.), and as further described in New Jersey Covered Employment Trends, December 1985, New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis.

"Covered employment change" means the yearly change in covered employment from 1977 through 1984 as measured by a linear regression equation.

"Deficient unit" means a housing unit that is not decent, safe or sanitary as further determined through census surrogates or on-site inspection and does not comply with local codes or other housing standards and is determined pursuant to the method described in N.J.A.C. 5:92-5.2.

"Developable site" means a site that has access to appropriate water and sewer infrastructure, and has received water consistency approvals from the New Jersey Department of Environmental Protection or its designated agent authorized by law to issue such approvals.

"Fair share plan" means that plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in sections 9 and 14 of the Act.

"Gross density" means the total number of dwelling units existing or permitted on a housing site divided by the total area of the tract. The result is expressed as dwelling units per acre.

"Growth area" means the lands so designated by the 1980 State Development Guide Plan as updated by the State Development and Redevelopment Plan. "Growth area" shall also refer to lands designated as Regional Growth Areas and Pinelands Towns by the Pinelands Commission and areas designated as Development Regions and Extension Regions (including Central Corridor Barrier Islands) by the Division of Coastal Resources.

"Household" means the person or persons occupying a housing unit.

"Housing element" means that portion of a municipality's master plan consisting of reports, statements, proposals, maps, diagrams and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low and moderate income housing and which contains at least those items identified in section 10 of the Act.

"Housing region" means a geographic area, determined by the Council, of no less than two nor more than four contiguous, whole counties which exhibit significant social, economic and income similarities and which constitute, to the greatest extent practicable, the Primary Metropolitan Statistical Areas (PMSA) as last defined by the United States Census Bureau prior to July 2, 1985.

"Inclusionary development" means a residential housing development in which a substantial percentage of the housing units is provided for a reasonable income range of low and moderate income households.

"Indigenous need" means deficient housing units occupied by low and moderate income households within a municipality and is a component of present need. Municipal indigenous need, as a percentage of the total 1987 occupied housing stock, shall not exceed the percentage derived from dividing the deficient housing units occupied by low and moderate income households by the total 1987 occupied housing stock for the housing region in which the municipality is located.

"Inventory" means that calculation undertaken by a municipality in developing its housing element which accounts for its housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the

number of units affordable to low and moderate income households in substandard housing capable of being rehabilitated, as provided for in section 10a of the Act.

"Low income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to 50 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

"Moderate income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to or more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

"Multifamily unit" means a structure containing two or more dwelling units.

"Municipal present need" means the sum of indigenous need and the municipal share of reallocated present need.

"Net density" means the total number of dwelling units within a designated portion of a tract divided by the total land area of the designated portion of

the tract, including the open space, roadways, parking areas and common facilities devoted exclusively to that portion of the tract. The result is expressed as dwelling units per acre.

"Open-space" means any parcel or area of water or land essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and offstreet parking and other improvements that are designed to be incidental to the natural openness of the land.

"Petition for substantive certification" means that petition which a municipality files, or is deemed to have filed, which engages the Council's mediation and review process.

"Present need" means the total number of deficient housing units occupied by low or moderate income households as of July 1, 1987. "Present need" is the sum of indigenous need and reallocated present need.

"Prospective need" means a projection of low and moderate housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as determined and further described in Subchapter 4, Estimated Present and Prospective Need and Subchapter 5, Municipal Determination of Present and Prospective Need. In determining prospective need, consideration shall be given to approvals of development applications, real property transfers and economic projections

prepared by the State Planning Commission established by P.L. 1985, c. 398 (N.J.S.A. 52:18A-196 et seq.).

"Reallocated present need" means that portion of a housing region's present need that is redistributed to designated growth areas.

"Receiving municipality" means, for purposes of a RCA, a municipality which agrees to assume a portion of another municipality's fair share obligation.

"Rehabilitated unit" means a previously deficient housing unit which has undergone significant renovation to meet municipal or other applicable housing code standards as further described in Subchapter 11, Regional Contribution Agreements (RCAs).

"Resolution of participation" means a resolution adopted by a municipality in which the municipality chooses to prepare a fair share plan and housing element in accordance with the Act.

"Section 8 income limits" means a schedule of income limits that define 50 percent and 80 percent of median income by household size. When used herein, Section 8 income limits shall refer to the "uncapped" schedule as contained in the Technical Appendix, infra.

"Sending municipality" means for purposes of a RCA, a municipality which transfers a portion of its fair share obligation to another willing municipality.

"Set-aside" means the percentage of housing units devoted to low and moderate income households within an inclusionary development.

"State Development Guide Plan (SDGP)" means the officially recognized State plan for development, dated 1980, and promulgated by the New Jersey Department of Community Affairs pursuant to P.L. 1961 c.47(C. 13:1B-15.52).

"State Development/Redevelopment Plan (SDRP)" means the State plan for development promulgated by the State Planning Commission pursuant to P.L. 1985 c. 398 (C.52:18A-196 et. seq.).

"Statement of intent" means a resolution adopted by a municipal governing body expressing an intent to enter into a RCA.

"Substantive certification" means a determination by the Council approving a municipality's housing element and fair share plan in accordance with the provisions of the Act and the rules and criteria as set forth herein. A grant of substantive certification shall be valid for a period of six years in accordance with the terms and conditions contained therein.

"Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in Subchapter 8, Municipal Adjustments.

"Surrogate" means a census indicator of deficient housing used in the calculation of present need as defined in Subchapter 5, Municipal Determination of Present and Prospective Need.

"Survey" means that independent determination of need undertaken by a municipality in preparing its housing element which is developed and produced in a manner and in such form as is acceptable to the Council.

"Vacant land" means: 1. Undeveloped and unused land area. 2. Any non-residential areas with significant amounts of land not covered by impervious surfaces on site, as determined by the Council. 3. Land suitable for redevelopment or infill at higher densities; and 4. Residential areas with lot sizes in excess of two acres where environmental factors permit higher densities.

5:91-3.4 Housing element

(a) A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;

2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

3. An analysis of the municipality's demographic characteristics, including but not limited to, household size, income level and age;

4. An analysis of the existing and probable future employment characteristics of the municipality;

5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accomodate its

present and prospective housing needs, including its fair share for low and moderate income housing;

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;

7. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;

8. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et. seq.;

9. A copy of the most recently adopted municipal master plan and the immediately preceding, adopted master plan;

10. A copy of appropriate National Wetlands Inventory maps provided by U.S. Fish and Wildlife Service for designated sites;

11. A copy of appropriate U.S.G.S. Topographic Quadrangles for designated sites; and

12. Any other documentation as may be required by the Council.

5:92 1.5 Substantive certification

Any grant of substantive certification may contain such conditions and terms as the Council considers necessary and which makes the achievement of a municipality's fair share obligation realistically possible.

SUBCHAPTER 2. HOUSING REGIONS

5:92 - 2.1 Regions defined

The housing regions of the State shall be composed of the following counties:

Region	Constituent Counties
1. Northeast	Bergen; Hudson, Passaic
2. Northwest	Essex; Morris; Sussex, Union
3. West Central	Hunterdon; Middlesex; Somerset, Warren
4. East Central	Monmouth, Ocean
5. Southwest	Burlington; Camden; Gloucester, Mercer
6. South Southwest	Atlantic; Cape May; Cumberland; Salem

5:92 - 2.2 Uses of regions

(a) The housing regions as set forth in N.J.A.C. 5:92-2.1 provide a definitive geographic base for the following uses:

1. The regions provide a housing market framework for determining population and household estimates and projections, as set forth in N.J.A.C. 5:92-3, and

2. The regions provide a framework within which estimates of the present and prospective need for low and moderate income housing may be made, as set forth in N.J.A.C. 5:92-4, and

3. The regions provide a structure for the allocation of fair share to the municipal level, as set forth in N.J.A.C. 5:92-5, and

4. The regions provide a basis for the negotiation of RCAs, as set forth in N.J.A.C. 5:92-11, and

5. The regions provide a framework for the appropriation of State funds made available under section 20 of the Act.

5:92 - 3.1 Purpose

This subchapter establishes population and household projections for the State and housing regions. These projections are drawn from the historical migration model, New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, "Population Projections for New Jersey and Counties: 1990 to 2020, Volume 1, November 1985;" see: Technical Appendix, infra.

5:92 - 3.2 Population and household estimates and projections

The Council establishes the following population and household estimates and projections for the State and housing regions:

Region	April 1 1980	July 1 1987	July 1 1993
1. Northeast	1,849,900	1,845,841	1,820,525
2. Northwest	1,879,100	1,880,134	1,880,199
3. West Central	971,700	1,021,999	1,057,058
4. East Central	849,400	945,499	1,046,059
5. Southwest	1,342,000	1,418,557	1,484,565
6. South-Southwest	473,900	507,749	542,858
New Jersey	7,366,000	7,619,779	7,831,264

Households

Region	April 1 1980	July 1 1987	July 1 1993
1. Northeast	663,080	693,661	704,281
2. Northwest	647,760	679,679	703,785
3. West Central	323,880	366,051	397,744
4. East Central	299,360	356,037	412,151
5. Southwest	454,280	510,636	555,293
6. South-Southwest	172,960	193,974	214,628
New Jersey	2,560,320	2,800,038	2,987,882

Source: The April 1, 1980 population and household estimates have been aggregated from the 1980 New Jersey Public Use Sample, U.S. Census Bureau.

SUBCHAPTER 4. ESTIMATED PRESENT AND PROSPECTIVE NEED

5:92 - 4.1 Need

The Council establishes the following estimation of present and prospective need for low and moderate income housing at the State and regional levels:

1987 1993 Present and Prospective Need

(Statewide and by Region)

Region	Need
1 Northeast	42,534
2. Northwest	28,773
3 West Central	14,720
4. East Central	23,247
5. Southwest	21,884
6. South-Southwest	14,549
New Jersey	145,707

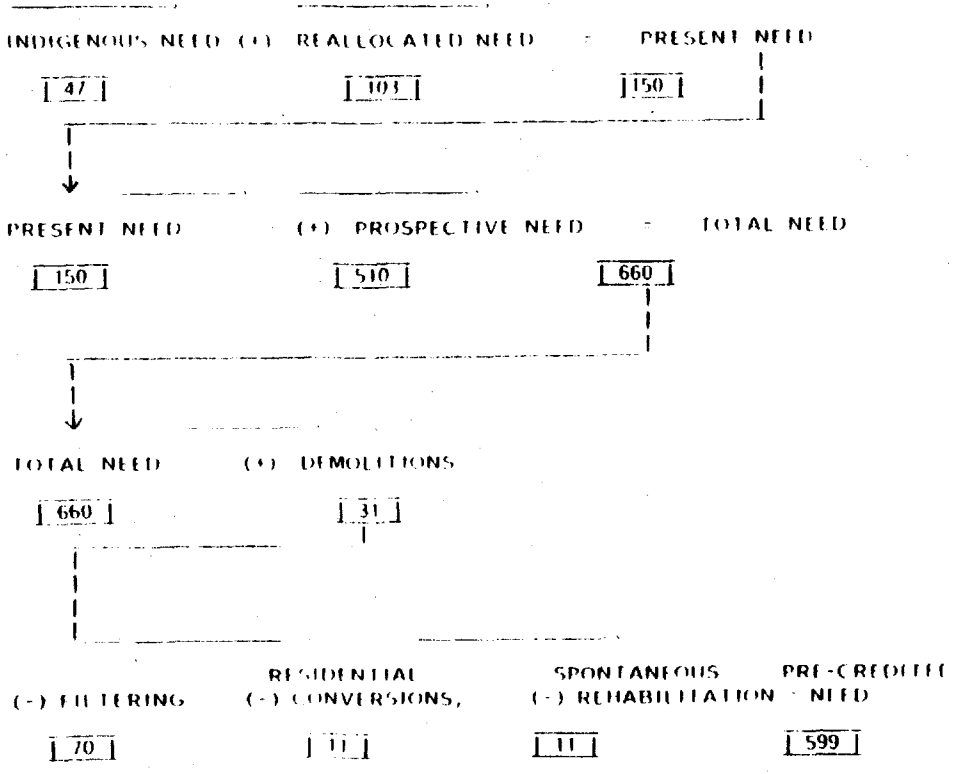
SUBCHAPTER 5. MUNICIPAL DETERMINATION OF PRESENT AND PROSPECTIVE NEED

5:92 - 5.1 General

(a) Municipal present and prospective need shall be calculated by summing municipal indigenous need and the municipal share of the appropriate housing region's reallocated present need and prospective need. The resulting total shall be modified for secondary sources of supply/demand as described in this subchapter (see Technical Appendix, *infra*.) The result of this process is the determination of municipal pre-credited need. This is the figure municipalities shall address in their housing elements.

An example for Johnsonville is provided to illustrate each of the specified calculations. The following flow diagram summarizes the sequence of calculations enroute to the determination of pre-credited need.

FLOW DIAGRAM FOR THE CALCULATION OF
LOW- AND MODERATE-INCOME HOUSING NEED
Using The Johnsonville Example



(b) Exhibit 1 in the Technical Appendix, infra, provides municipal present need base data that may be employed to determine municipal present and prospective need. Data for a hypothetical municipality, "Johnsonville," precedes the municipal base data for illustrative purposes. Exhibit 2 in the Technical Appendix, infra, duplicates the base data for each housing region that is presented in Columns A through I in this subchapter.

(c) The data contained in Exhibit 1 shall be used by parties appearing before the Council unless it can be shown that more appropriate data exist that justify a substitution. The Council shall determine, based on the documentation presented, which data shall be used to determine municipal present and prospective need.

(d) Selected municipalities receiving state aid (urban aid cities) pursuant to P.L. 1978, C.14 (N.J.S.A. 52:27D-178 et. seq.) as defined in N.J.A.C. 5:92-5.3 (b) shall calculate municipal pre-credited need as per the procedures delineated in N.J.A.C. 5:92-5.13.

(e) Filtering, residential conversions and spontaneous rehabilitation estimates by housing region as expressed in this subchapter differ slightly from those presented in the Technical Appendix, infra. This is because a municipality's total pre-credited need cannot be reduced below zero. Therefore, if the reduction to pre-credited need due to filtering, residential conversions and/or spontaneous rehabilitation reduces municipal pre-credited need to less than zero, the need for this municipality is maintained at zero.

5.92 5.2 Indigenous need (as of 1987)

(a) Indigenous need in a municipality is actual or capped deficient housing occupied by low and moderate income households as further defined in 5.92-1.3. Municipal indigenous need shall be determined from the total of deficient housing units occupied by low and moderate income households for the census subregion in which the municipality is located. The data, derived from a multiple index approach, are not available at the municipal level. To determine the municipal share of need from the census subregion total, it is necessary to use a single-index approach using surrogates of deficient housing available at both the municipal and census subregion level. To calculate municipal indigenous need:

1. Locate the appropriate municipality in Exhibit 1 in the Technical Appendix, infra. Example: Johnsonville in Region 5 (Southwest).

2. Divide Column 2 (municipal single-index need) by Column 3 (subregional single-index need). The resulting percentage yields the municipal share of the census subregion's total of deficient housing units occupied by low and moderate income households. Example:

Johnsonville single index need / Subregional single index need	144/984	.146

3. Multiply the result of the quotient obtained in 2. above by the number in Column 1 (subregional multiple index need). Example:

Subregional Multiple Index Need		Municipal Share of Need	
324	x	.146	47

This is the count of actual low and moderate income deficient units in a municipality.

4. Column A, below, displays the percentage for each housing region that is obtained by dividing the actual deficient housing units occupied by low and moderate income households in the region by the estimated total of 1987 occupied housing units in the region.

COLUMN A
1987 Regional Average
Percent Deficiency

Region		Percent Deficiency
1	Northeast	07%
2	Northwest	04%
3	West Central	02%
4	East Central	01%
5	Southwest	03%
6	South Southwest	04%

Multiply this percentage by the municipal projection of 1987 occupied housing stock in Exhibit 1, Column 4. Example:

Johnsonville Total Occupied Housing Estimate		Region 5 Percentage of Low and Moderate Income Deficiency	
8,922	x	0.26	232

5. Municipal indigenous need shall be the smaller number resulting from the calculations in 3. and 4. above. Example: Johnsonville's indigenous need = 47.

6. If the calculation in 3. above is larger than 4. above, the difference between the two shall be distributed throughout the housing region as reallocated present need as per N.J.A.C. 5:92-5.3 and 5:92-5.4. The results of this calculation are displayed for each housing region in Column B.

(b) Municipal indigenous need may also be determined through a survey of the municipality's housing stock when such survey is deemed adequate and accepted by the Council for identifying deficient housing units occupied by low or moderate income households.

(a) The distribution of each housing region's reallocated present need and prospective need shall be accomplished through use of economic and land use factors expressed as a percentage representing the municipal share of the housing region's total for each factor as displayed in Exhibit 1 of the Technical Appendix, infra. The factors employed to distribute the housing region's need are growth area (Column 5), covered employment (Column 6), aggregate per capita income (Column 7) and covered employment change (Column 8). All but covered employment change are summed, averaged and displayed in Column 9. This is the average of the present need allocation factors. All four economic and land use factors are summed, averaged and displayed in Column 10. This is the average of the prospective need allocation factors.

(b) Reallocated present need and prospective need shall be distributed to municipalities designated in whole or in part as growth areas unless the municipality receives state aid pursuant to P.L. 1978, C.14 (C.52:27D-178 et seq.) at the time of substantive certification and exhibits one of the following (see attachment in Appendix A, Technical Appendix, infra, for a listing of current selected urban aid cities that meet the following):

1. A percentage of actual housing deficiency to total occupied housing stock in excess of the same percentage for the region in which the municipality is located, or

2. A population density in excess of 10,000 persons per square mile, or

3. A density of 6,000 to 10,000 per square mile and less than five percent of vacant, non-farm municipal land as measured by the average percentage of vacant land valuation and parcels in the 1984 Statement of Financial Condition of Counties and Municipalities (Trenton, N.J.: New Jersey Department of Community Affairs, 1985).

(c) Only those municipalities designated herein to receive reallocated present need and prospective need shall be included in the housing region totals of growth area, covered employment, per capita aggregate income and covered employment change for purposes of distributing need.

5:92 - 5.4 Reallocated present need.

(a) Reallocated present need is the share of excess deficient housing which must be distributed to municipalities designated in whole or in part as growth area as delineated in N.J.A.C. 5:92-5.3. The following Column B displays the reallocated present need by housing region.

COLUMN B
1987 Regional Pool of
Excess Deficient Housing Units

	Region	Excess Deficient Housing Units
1	Northeast	17,676
2	Northwest	8,879
3	West Central	1,631
4	East Central	750
5	Southwest	4,060
6	South Southwest	1,405
	New Jersey	34,411

(b) Divide the municipal number in Column 9, Exhibit 1 in the Technical Appendix, infra, by 100 and multiply the resulting quotient by the total reallocated present need for the housing region in which the municipality is located to yield municipal reallocated present need. Example:

Regional Pool of Excess Deficient Units (Region 5) × Average of Johnsonville's Present Need Allocation Factors (Column 9)

4,060 × $\frac{2.549}{100}$ = 103

5:92 - 5:5 Present need (as of 1987)

Present need is the sum of indigenous need and reallocated present need. To determine municipal present need add indigenous need (as calculated in N.J.A.C. 5:92-5.2) and reallocated present need (as calculated in N.J.A.C. 5:92-5.4). Example:

Johnsonville's present need = indigenous need (47) + reallocated present need (103) = 150

5:92 - 5:6 Prospective need 1987-1993

(a) Prospective need is the share of future households that are low and moderate income and as such require affordable housing (see Technical Appendix, infra.). Prospective need for each housing region is projected in the following Column C.

COLUMN C
1993 Prospective Need

	Region	Prospective Need
1	Northeast	5,509
2	Northwest	9,259
3	West Central	13,661
4	East Central	23,752
5	Southwest	18,179
6	South Southwest	9,561
	New Jersey	80,421

(b) To calculate municipal prospective need, divide the municipal number in Column 10, Exhibit 1 in the Technical Appendix, infra, by 100 and multiply the resulting quotient by the prospective need for the housing region in which the municipality is located to yield municipal prospective need. Example:

1993 Prospective Need (Region 5)		Average of Johnsonville's Prospective Need Allocation Factors (Column 10)	
18,179	x	$\frac{2.806}{100}$	510

5:92 - 5:7 Total need

Total need is the sum of present and prospective need. To determine municipal total need, add present need (as calculated in N.J.A.C.

5:92-5.5) and prospective need (as calculated in N.J.A.C. 5:92-5.6.)

Example:

Johnsonville's total need = present need (150) + prospective need (510)
660

5:92-5.8 *Demolitions.*

(a) Demolition is a factor that eliminates housing opportunities for low and moderate income households. Therefore, a number representing demolitions affecting low and moderate income households shall be added to total need (see Technical Appendix, infra). To determine this number:

1. Average 1983 and 1984 municipal demolitions as reported in New Jersey Residential Building Permits (1984 Summary). Example:

Johnsonville average 15 demolitions.

2. Multiply the average by six to project 1987-1993 demolitions. Example:

Johnsonville Average Demolitions	X	Number of Years Projected	
15	X	6	90

3. To determine the percentage of demolitions affecting low and moderate income households, divide the percentage of low and moderate income households living in the census subregion in which the municipality is located (displayed in Exhibit 1, column II in the Technical Appendix, infra) by 100 and multiply the resulting quotient by 1.5. The percentage of demolitions affecting low and moderate income households shall be the result of this product or 95 percent, whichever is lower. Example:

Subregional Low and Moderate Income Percentage			
$\frac{23.3}{100}$	X	1.5	34.95

4. Multiply the percentage of demolitions affecting low and moderate income households (calculated in 3. above) by the projected municipal demolitions (calculated in 2. above). The resulting number shall be added to total need. Example:

Percentage Demolition's Impacting Low and Moderate Income Households	X	Johnsonville's Projected Demolitions	
34.95	X	90	31

5.9.2 5.9 Filtering

(a) Filtering causes a reduction in total need based on the recognition that the housing needs of low and moderate income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market (see Technical Appendix, infra). Filtering is highly correlated with the presence of multi-family housing units. The following Column D displays regional filtering projections. The following Column E displays the total number of multifamily housing units in each region in 1980.

		COLUMN D	COLUMN E
		1987-1993	1980
		Filtering Projection	Multifamily Unit Totals
	Region		
1.	Northeast	12,202	410,972
2.	Northwest	12,678	334,839
3.	West Central	7,222	104,428
4.	East Central	6,706	73,799
5.	Southwest	9,587	121,352
6.	South Southwest	3,494	57,287
	New Jersey	51,889	1,102,677

(b) To determine the impact of filtering on municipal total need:

1. Determine the municipal number of year round multifamily units in 1980 as reported in the U.S. Census of Housing (Detailed Housing Characteristics, Part 32 - New Jersey). Example:

Johnsonville had 892 multifamily units.

2. Divide this number by the total of year round multifamily units for the region (Column E) in which the municipality is located. This yields the municipality's share of multifamily housing units in the housing region. Example:

Johnsonville's Multifamily Units, 1980		Total Multifamily Units in 1980 (Region 5)		Johnsonville's Share of Multifamily Units
892	÷	121,352	=	.00735

3. Multiply this percentage by the filtering estimates in Column D for the region in which the municipality is located to yield the reduction to municipal total need due to filtering. Example:

Johnsonville's Share of Region 5 Multifamily Units		Filtering Projection Region 5	
.00735	x	9,587	= 70

5:92 - 5:10 Residential conversion

(a). Residential conversion is the creation of dwelling units from already existing residential structures. Residential conversion is a significant source of housing supply for low and moderate income households and it shall cause a reduction to municipal total need (see Technical Appendix, infra). Residential conversion is highly correlated with the presence of two-to four-family housing units. The following Column F displays projections of conversions for each housing region. The following Column G displays the total of two to four family housing units in each housing region in 1980.

Region	COLUMN F 1987-1993 Conversion Estimates	COLUMN G 1980 2-4 Family Unit Totals
1. Northeast	5,138	224,294
2. Northwest	3,257	165,631
3. West Central	1,048	50,697
4. East Central	662	29,269
5. Southwest	1,478	42,692
6. South-Southwest	1,174	27,873
New Jersey	12,757	540,456

(b). To determine the impact of conversions on municipal total need

1. Determine the municipal number of year-round two to four family housing units in 1980 as reported in the U.S. Census of Housing (Detailed Housing Characteristics Part 32-New Jersey). Example: Johnsonville had 308 two to four-family units.

2. Divide this number by the year-round total two-to four family housing units for the region in which the municipality is located to obtain the municipal share of two-to four-family housing units in the housing region. Example:

Johnsonville's Total 2-4 Family Housing Units		Total 2-4 Family Housing Units (Region 5)		Johnsonville's Share of 2-4 Family Housing Units
308	÷	42,692	=	.00721

3 Multiply this percentage by the conversion projection in Column I for the region in which the municipality is located to yield the reduction to municipal total need due to conversion. Example:

Johnsonville's Share of 2-4 Family Housing Units		1987-1993 Conversion Projections (Region 5)	
007/21	X	1,478	= 11

5:92 - 5:11 Spontaneous rehabilitation.

(a) Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate income housing units up to code standard; and shall cause a reduction to municipal total need (see Technical Appendix, infra). Spontaneous rehabilitation is highly correlated with aggregate per capita income. The following Column II displays spontaneous rehabilitation projections by housing region. The following Column I displays total 1983-1984 per capita regional aggregate income for each housing region. Per capita regional aggregate income for 1983-1984 is obtained by multiplying 1983 regional per capita income estimates by 1984 estimated population in the housing region. (See Technical Appendix, infra.)

	Region	COLUMN II 1987-1993 Spontaneous Rehabilitation Estimates	COLUMN I 1983-1984 Aggregate Per Capita Income ($)
1	Northeast	1,884	21,112,820,568
2	Northwest	1,194	22,099,857,240
3	West Central	384	12,245,480,836
4	East Central	213	9,830,614,791
5	Southwest	547	14,201,442,966
6	South-Southwest	431	4,292,473,839
	New Jersey	4,678	84,002,690,240

(b) To determine the impact of spontaneous rehabilitation on municipal total need:

1 Determine the municipal estimate of per capita income in 1983 from the 1986 New Jersey Legislative District Data Book (published by the Rutgers University Bureau of Government Research, April 1986). Example: Johnsonville's 1983 per capita income was $12,975.

2. Multiply this number by the estimated municipal population as of 1984 as published in 1984 Population Estimates for New Jersey (published by the New Jersey Department of Labor, September 1985). This yields municipal 1983-1984 aggregate per capita income. Example: Johnsonville's estimated population was 21,453. Calculation:

$12,975 x 21,453 = $278,352,675

3. Divide 1983-1984 municipal aggregate per capita income by the 1983-1984 aggregate per capita income for the housing region in which the municipality is located (see Column I) to obtain the municipal share of aggregate per capita income.

Example:

Johnsonville's 1983/1984 Aggregate Per Capita Income		Region 5 1984 Aggregate Per Capita Income(Column I)		Johnsonville's Share of Aggregate Per Capita Income
$278,352,675	÷	$14,201,442,966	=	.01960

4. Multiply the share of regional aggregate per capita income by the spontaneous rehabilitation projections for the housing region in which the municipality is located (see Column H in (a) above) to yield the reduction to municipal total need due to spontaneous rehabilitation. Example:

Johnsonville's Share of 1983-1984 Aggregate Per Capita Income		1987-1993 Region 5 Spontaneous Rehabilitation Estimate	
.01960	x	562	= 11

5.92 - 5.12 Pre-credited need

Municipal pre-credited need is the sum of total need and demolitions minus reductions for filtering, conversion and spontaneous rehabilitation (see Technical Appendix, infra). Example:

Total Need + Demolitions - (Filtering + Residential Conversion + Spontaneous Rehabilitation)

660 + 41 - (70 + 11 + 11) = 599

5.93 - 5.13 Calculation of indigenous need: selected urban and cities.

(a) Selected municipalities receiving State aid (urban aid cities) pursuant to P.L. 1978, c. 14 (N.J.S.A. 52:27D-178 et. seq.) that are exempt from the distribution of reallocated present need and prospective need as described in N.J.A.C. 5:92-5.3 (see Appendix A to Technical Appendix, infra) shall determine their indigenous need as indicated below.

1. Follow the procedures delineated in N.J.A.C. 5:92-5.2(a) 1 through 3. These calculations yield the count of actual low and moderate income deficient units in the selected urban aid city. This estimate of low and moderate income deficient units may also be determined through a survey of the municipality's

housing stock when such survey is deemed adequate and accepted by the Council for identifying deficient housing units occupied by low or moderate income households.

2. Modify the number calculated in 1. above as instructed in N.J.A.C. 5:92- 5.8, 5.9, 5.10, and 5.11 (demolitions, filtering, residential conversions and spontaneous rehabilitation).

3. Perform the calculation required in N.J.A.C. 5:92-5.2(a)4.

4. Municipal indigenous need shall be the smaller number resulting from the calculations in 2. and 3. above.

5. If the calculation in 2. above is larger than 3. above the difference between the two shall be distributed throughout the housing region as reallocated present need (see Technical Appendix, infra.).

6. This calculation of indigenous need for selected urban aid cities performed in 4. above is also the pre-credited need for these cities. No additional calculations need be made by these cities.

5:92- 5.14 Low and moderate income split

Municipal pre-credited final need obligation shall be divided equally between low and moderate income households. Example: Johnsonville's total obligation includes 299 low income units and 300 moderate income units.

SUBCHAPTER 6. CREDITS

5:92 - 6.1 Credits

(a) Municipal present and prospective fair share shall be determined after crediting, on a one to one basis, those housing units created or rehabilitated after April 1, 1980. Credits are applicable when a unit's occupancy is restricted to low or moderate income households and when the municipality has implemented adequate assurances for continued affordability consistent with Subchapter 12, Controls on Affordability.

(b) Low and moderate income housing units created within a municipality in excess of the municipal 1987-1993 present and prospective fair share, as calculated in Subchapter 5 shall be credited on a one to one basis against its future fair share. This credit shall take place upon request during the substantive certification process, provided that such units have been restricted to low or moderate income households and the municipality has

implemented adequate assurances for continued affordability consistent with Subchapter 12, Controls on Affordability.

SUBCHAPTER 7. DRASTIC ALTERATION OF THE ESTABLISHED PATTERN OF DEVELOPMENT

5:97 - 7.1 Drastic alteration

After receiving the crediting provided in Subchapter 6, Credits, where a municipality's present and prospective fair share exceeds 20 percent of its total occupied housing stock as estimated as of July 1, 1987, the municipality may adjust its fair share to 20 percent of its estimated 1987 occupied housing stock.

SUBCHAPTER 8. MUNICIPAL ADJUSTMENTS

5:97 - 8.1 General

This subchapter provides the criteria by which a municipal fair share may be adjusted. Adjustments shall be made to eliminate specific parcels of vacant land from consideration as sites for low and moderate income housing. Adjustments shall yield vacant, suitable, developable, available and approvable land within each municipality requesting and demonstrating that such adjustments to its fair share are in keeping with these criteria. Adjustments shall be made to municipal fair share when the Council determines that such adjustments are required due to available land capacity, public facilities or infrastructure. All municipalities requesting adjustments of present and prospective need shall submit an existing land use map at an appropriate scale to display the land uses of each parcel within the municipality. Such map shall display the following land uses: single family, two to four family, other multifamily, commercial, industrial, agricultural, parkland, other public uses, semipublic uses and vacant land. Municipalities seeking an adjustment based on historic sites, agricultural lands or environmentally sensitive areas shall submit transparent overlays drawn to the same scale as the existing land use map depicting eligible sites as delineated herein.

5:97 - 8.2 Adjustment process

(a) The Council shall only adjust reallocated present and prospective need which the municipality proposes to address through inclusionary developments.

(b) The Council shall determine the amount and location of vacant and undeveloped land within a municipality. Specific parcels of vacant and developable lands shall be excluded as potential sites for low and moderate income housing based on the following criteria:

1. Historic and architecturally important sites shall be excluded if listed on the State Register of Historic Places prior to substantive certification. All land within a 100-foot buffer area of an eligible historic site as described herein shall similarly be excluded.

2. Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant or when such lands are subject to restrictions as set forth in the "Right to Farm Act," P.L. 1983 c.31 (N.J.S.A. 4:1 C-1 et. seq.) and the "Agriculture Retention and Development Act," N.J.S.A. 32 (N.J.A.C. 4:1C-11 et. seq.).

3. Environmentally sensitive lands shall be excluded as follows:

i. Within the areas of the State regulated by the Pinelands Commission, Division of Coastal Resources or the Hackensack Meadowlands Development Commission, the Council shall adhere to the policies delineated in the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50, the Coastal Permit Program Rules, N.J.A.C. 7:7-1, Coastal Resource and Development Rules, N.J.A.C. 7:7-1, and the Zoning Regulations of the Hackensack Meadowlands District, N.J.A.C. 19:4.

ii. In areas of the State not regulated by the Pinelands Commission, the Division of Coastal Resources and the Hackensack Meadowlands Development Commission, the Council shall exclude as potential sites for low and moderate income housing: inland wetlands as delineated by the U.S. Army Corps of Engineers or New Jersey Department of Environmental Protection, whichever agency has jurisdiction, flood hazard areas as defined in N.J.A.C. 7:13; and sites with slopes in excess of 15 percent as determined from the U.S.G.S. Topographic Quadrangles which render a site unsuitable for low and moderate income housing.

(m) Where the legislature adopts legislation that requires the mapping of other natural resources and provides a mechanism for their regulation, the Council shall include such resources in its criteria and guidelines for municipal adjustment.

5:92- 8.4 Adequate recreation, conservation and open space.

(a) Municipalities may reserve three percent of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing. In determining developable acreage, municipalities shall calculate their total vacant and undeveloped lands and deduct from that total number the lands excluded by the Council's policy regarding historic and architecturally important sites, agricultural lands and environmentally sensitive lands. Municipalities shall also exclude from this calculation of total vacant and undevelopable lands, those owned by nonprofit organizations, counties to the state or federal government and when such lands are precluded from development at the time of substantive certification. Municipalities shall submit appropriate documentation demonstrating that such lands are precluded from development. Existing active municipal recreation areas shall be subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

(b) Municipalities may exclude further recreation, conservation and open space areas, beyond those calculated in (a) above, where such lands have been designated in an adopted county master plan and

1. The county has adopted appropriate language in its ordinances to secure specific areas for recreation, conservation or open space as part of the subdivision and site plan review process, or

2. The county has included specific areas for acquisition in a capital improvement program, or

3. The county has applied to the New Jersey Department of Environmental Protection Green Acres Program or other appropriate programs to acquire or otherwise permanently set aside specified areas.

(c) Municipalities shall submit a transparent overlay drawn to the same scale as the existing land use map depicting eligible county and municipal recreation, conservation and open space sites to be eliminated from consideration for low and moderate income housing.

5:92- 8.4 Vacant and developable sites.

(a) Vacant sites not specifically excluded from consideration for low and moderate income housing as a result of the Council's policies regarding

historic and architecturally important sites, agricultural land, environmentally sensitive lands and recreation, conservation and open space shall be considered vacant and developable sites.

(b) The Council may, within its discretion and upon its own initiative, eliminate additional sites from consideration when the Council determines that such action is consistent with the public's general welfare.

(c) The Council shall determine the municipality's ability to absorb its fair share obligation through inclusionary developments. The Council shall presumptively require a 20 percent maximum set-aside and a minimum gross density of six units per acre on vacant and developable sites. The Council may modify this minimum gross density based on factors, including but not limited to, appraised land values, improvement costs, site conditions and municipal subsidy of project costs. The Council may also modify this density when required to satisfy the municipal present and prospective need or when the municipality and developer agree to a modification on a specific site or when the Council's minimum gross density policy conflicts with the land use policies adopted within the Pinelands, Coastal Zone or Hackensack Meadowlands.

5:92 8.5 Adequate public facilities and infrastructure capacities.

(a) The Council shall make durational adjustments to defer a municipality's fair share obligation due to the lack of adequate public facilities and infrastructure capacity. This adjustment shall remain totally or partially in effect until adequate infrastructure facilities are provided.

(b) Notwithstanding the lack of adequate public facilities and infrastructure, the municipality shall nonetheless designate and zone appropriate sites to accomodate its fair share obligation. The lack of adequate capacity, in and of itself, shall constitute a durational adjustment of the municipal obigation and that obligation shall be deferred until adequate infrastructure is made available as set forth in (c) through (f) below.

(c) Notwithstanding the lack of adequate public facilities and infrastructure in extant at the time a municipality petitions for substantive certification, the municipality shall reserve and set aside new infrastructure capacity, when it becomes available, for low and moderate income housing, on a priority basis.

(d) Municipal officials shall endorse all applications to the New Jersey Department of Environmental Protection or its agent to provide affordable infrastructure. Such endorsements shall be simultaneously submitted to the Council.

(e) Where the New Jersey Department of Environmental Protection or its designated agent approves a proposal to provide infrastructure to a site for the development of low and moderate income housing identified in the housing element, the municipality shall permit such development.

(f) Where a municipality has designated sites for low and moderate income housing that lack adequate infrastructure and where the New Jersey Department of Environmental Protection or its designated agent approves a proposal to provide infrastructure to a site other than those designated

for the development of low and moderate income housing in the housing element, the municipality shall amend its housing element and fair share housing ordinance to permit development of such site for low and moderate income housing. The amended housing element and fair share housing ordinance shall be submitted to the Council within 90 days of the site's approval by the New Jersey Department of Environmental Protection or its agent.

5:97-8.6 Prohibitive costs of infrastructure

(a) The Council may make an adjustment to the municipal present and prospective need due to prohibitive costs associated with providing public facilities and infrastructure. This adjustment shall remain totally or partially in effect until adequate, affordable infrastructure facilities are provided.

(b) Notwithstanding the prohibitive cost of adequate public facilities and infrastructure, the municipality shall nonetheless designate and zone appropriate sites to accomodate its fair share obligation. The lack of adequate capacity, in and of itself, shall constitute a durational adjustment of the municipal obligation and that obligation shall be deferred until adequate infrastructure is made available as set forth in (c) through (h) below.

(c) Notwithstanding the prohibitive cost of adequate public facilities and infrastructure at the time a municipality petitions for substantive certification, the municipality shall reserve and set aside new

infrastructure capacity when it becomes available for low and moderate income housing on a priority basis.

(d) Municipalities seeking an adjustment of their fair share due to prohibitive costs of infrastructure to the public shall complete "The Costs of Providing Infrastructure" application provided by the Council and submit it to the Council for its review.

(e) The Council shall forward "The Costs of Providing Infrastructure" application to the New Jersey Department of Community Affairs Division of Local Government Services for review. The Council shall consider the report of the Division of Local Government Services in determining whether to permit an adjustment due to prohibitive costs associated with providing public facilities and infrastructure.

(f) Municipal officials shall endorse all applications to the New Jersey Department of Environmental Protection or its agent to provide affordable infrastructure. Such endorsements shall be simultaneously submitted to the Council.

(g) Where the New Jersey Department of Environmental Protection or its designated agent approves a proposal to provide affordable infrastructure to a site for the development of low and moderate income housing in the housing element, the municipality shall permit such development.

(h) Where a municipality has designated sites for low and moderate income housing that lack adequate infrastructure and where the New Jersey

Department of Environmental Protection or its designated agent approves a proposal to provide affordable infrastructure to a site other than those designated for the development of low and moderate income housing in the housing element, the municipality shall amend its housing element and fair share housing ordinance to permit development of such site for low and moderate income housing. The amended housing element and fair share housing ordinance shall be submitted to the Council within 90 days of the site's approval by the New Jersey Department of Environmental Protection or its agent.

SUBCHAPTER 9. PRIORITIZING

5:92 - 9.1 Prioritizing vacant and developable sites

(a) Municipalities shall establish priorities for low and moderate income sites. Sites should be available, suitable, developable and approvable as defined in N.J.A.C. 5:92-1.3.

(b) All sites designated for low and moderate income housing shall receive approval for consistency review, as set forth in Section 208 of the Clean Water Act, 33 U.S.C. §1251, et seq. prior to substantive certification. Where a site is denied consistency review, the municipality shall apply for an amendment to its Section 208 plan to incorporate the denied site.

(c) Agricultural lands within agricultural development districts as certified by the State Agricultural Development Board that do not conform to the

policies set forth in N.J.A.C. 5:92-8.2(b)(2) may be excluded initially in establishing priorities for low and moderate income sites. Where no other sites are either appropriate and/or sufficient to accommodate fully the municipality's low and moderate income housing obligation, the municipality or the Council may request the respective county agricultural development board to establish priorities for the development of unrestricted land within the county's agricultural development district.

SUBCHAPTER 10. PHASING OF PRESENT AND PROSPECTIVE NEED

5:92 - 10.1 Phasing plans

Municipalities shall be allowed to submit a phase-in plan for low and moderate income units within inclusionary developments as defined in the Act. Phasing plans shall indicate a proposed sequence for site-specific inclusionary developments.

5:92 - 10.2 Phasing schedules

(a) Municipalities may phase-in inclusionary developments pursuant to the following schedule:

1. Inclusionary developments of less than 999 units may be phased in over a period of six years.

2. The next 500 units, 1,000 units up to 1,499 units, may be phased in seventh through tenth year.

3 The next 500 units, 1,500 up to 1,999 units, may be phased in from the eleventh through fifteenth year.

4 An amount in excess of 2,000 units may be phased in over a period of 16 to at least 20 years.

(b) At least one-half and no less than 200 units of the municipal obligation shall be phased in during the first three years.

(c) Within the phasing schedule, market conditions shall prevail.

5:92 - 10.3 Commencement date of phasing schedule

The commencement date of the phasing schedule shall be January 1, 1987.

5:92 - 10.4 General provisions

(a) The phase-in schedule shall provide for the grant of preliminary approvals to a developer subject to the phase-in schedule for final approvals in accordance with time periods set forth in sections 34, 36 and 48 of P.L. 1975, c.291 (N.J.S.A. 40:55D-46, 48 and 61), provided that such preliminary approvals shall confer vested rights as defined in subsection a. of section 37 of P.L. 1975, c.291 (N.J.S.A. 40:55D-49) for the period until the developer has the ability to proceed to final approval pursuant to the phase-in schedule. In any phase-in schedule for a development, all final approvals and the rights to final approvals shall be cumulative.

(b) Phasing of present and prospective need shall not extend the period of substantive certification. Municipalities shall be responsible for an additional present and prospective need in addition to the phased need when the period of substantive certification expires.

(c) Developers of inclusionary developments shall be entitled to final approval of at least four market housing units per each low and moderate income housing unit.

5:92 - 10.5 Priority of sites

In developing a phasing plan, municipalities shall give priority to those vacant sites that are available, suitable, developable and approvable as defined in Subchapter 1. The phasing plan shall be consistent with a municipal plan for infrastructure expansion and rehabilitation.

5:92 - 10.6 Adjustments to phasing schedule

The Council may adjust phasing schedules by 20 percent for the first three years of the phasing period. An adjustment for the first half of the phasing period shall result in a proportionate adjustment during the second half of the phasing period. Such adjustments shall be based on the factors presented in section 23 of the Act or the effect of economic conditions on specific developments.

SUBCHAPTER 11. REGIONAL CONTRIBUTION AGREEMENTS (RCAs)

5:92 - 11.1 General provisions

(a) A municipality may propose the transfer of up to 50 percent of its fair share to another municipality within its housing region by means of a contractual agreement into which two municipalities voluntarily enter.

(b) The Council shall maintain current lists of municipalities which have stated an intent to enter into RCAs as receiving municipalities and shall provide copies of such lists to potential sending municipalities as requested.

5:92 - 11.2 Terms

(a) At least 50 percent of the units accepted by a receiving municipality shall be affordable to low income households. The Council may modify this requirement if it determines that the sending municipality has adequately provided for its low income housing obligation elsewhere in its housing element.

(b) Housing provided pursuant to a RCA may include new construction, rehabilitation, residential conversion of existing units, conversion of other uses for housing, or a combination of these methods. To qualify as an appropriate component of a RCA, a rehabilitated or converted unit must meet the code standard of a municipality or other applicable housing code.

(c) Housing provided pursuant to a RCA may include the creation of alternative living arrangements, including, but not limited to, congregate housing, Class C and D boarding homes regulated by the Department of Community Affairs and residential health care facilities regulated by the Department of Health. To qualify as an appropriate component of a RCA, such facilities must be subject to controls on affordability acceptable to the Council.

(d) All RCAs shall specify payment schedules which conform to a construction or rehabilitation schedule and which relate to the receiving municipality's ability to deliver housing units in a timely fashion.

(e) All RCAs shall require receiving municipalities to file annual reports with the Agency setting forth the progress in implementing the project to be produced under a RCA. This report shall be in such form as the Council and the Agency may from time to time require.

(f) All RCAs shall require that a receiving municipality submit a proposed project plan which shall be in such form and contain such information as the Agency may require.

5:92 - 11.3 Credits

No receiving municipality shall receive credit towards its fair share obligation for units provided pursuant to a RCA where credit for such units has been awarded to a sending municipality.

5:92 - 11.4 Review by county planning board or other county designated agency

(a) RCAs shall be reviewed by the county planning board or other county designated agency in which the receiving municipality is located, as set forth in N.J.A.C. 5:91-12.2. Such review shall be completed within 30 days after the agreement has been referred to the county planning board or other county designated agency. The Council may grant a timely request for an extension of this time period for a period not to exceed 15 days.

(b) In conducting the review required under this section and N.J.A.C. 5:91-12.2, the county planning board or other county designated agency shall consider the master plan and zoning ordinance of the sending and receiving municipalities, its own county master plan and the SDRP. In the event that the SDRP is not completed, the county planning board or other county designated agency shall consider the SDGP and other appropriate regional plans in conducting its review.

(c) County planning boards or other county designated agency undertaking the review provided in this section shall, in forwarding the results of such review to the Council, include a completed checklist for this purpose provided by the Council (see: Technical Appendix, infra).

5:92 - 11.5 Amount and duration of contributions

(a) In negotiating RCAs, cosmetic improvements may be included in determining the negotiated price of rehabilitating a housing unit; but cosmetic improvements alone shall not constitute an eligible improvement for purposes of a RCA. In general, eligible rehabilitation may vary in degree from gutting and extensive reconstruction to repairs for damage caused by inadequate maintenance. Rehabilitation may also include the repair or replacement of major building systems or components in danger of failure (including roof, electrical, plumbing, heating, structural and foundation defects). To be an eligible improvement under a RCA, the housing unit must meet the municipal or other relevant housing code after rehabilitation.

(b) The cost of rehabilitating a low and moderate income housing unit may vary from unit to unit and from municipality to municipality. The Council establishes $10,000 as the minimum per unit cost necessary for rehabilitation as may be adjusted by the Council on a case by case basis. (see Technical Appendix, infra, for average costs of replacing major systems for various types of housing). This minimum amount includes the actual capital cost of substantive rehabilitation and the necessary operating costs to insure compliance with related code standards. This minimum amount shall be regarded as illustrative.

(c) The internal cost of subsidizing a low and a moderate income housing unit in an inclusionary development may vary from project to project and from municipality to municipality. The Council establishes that $12,500

represents the current average, internal subsidization required to provide a moderate income housing unit in an inclusionary development, and constitutes 22 percent of the unit's total cost. The Council establishes $27,500 as the current average, internal subsidization required to provide a low income housing unit in an inclusionary development, and constitutes 48 percent of the unit's total cost. These internal subsidization guidelines shall be regarded as illustrative and may be adjusted on a case by case basis.

(d) RCAs shall run concurrent with the sending municipality's period of substantive certification, not to exceed six years; contributions may be prorated in municipal appropriations concurrent with the certification period not to exceed six years.

5:92 - 11.6 Enforcement

(a) The Council shall take such actions as may be necessary to enforce a RCA with respect to the timely implementation of a project by the receiving municipality. In implementing its enforcement responsibilities, the Council may:

1. Initiate or join a lawsuit to enforce a RCA; and/or

2. Bar a delinquent receiving municipality from entering into further RCAs for a specified period of time; and/or

3. Recommend that the Agency and the Department of Community Affairs withhold further assistance available under the Act; and/or

4. Take such other actions as the Council may determine necessary.

SUBCHAPTER 12. CONTROLS ON AFFORDABILITY

5:92 - 12.1 General provisions

In developing housing elements, municipalities shall determine measures to assure that low and moderate income units remain affordable to low and moderate income households for an appropriate period of not less than 20 years which may be adjusted as provided pursuant to N.J.A.C. 5:92-12.2. In determining these measures, municipalities may propose alternative methods for assuring continued affordability which shall be reviewed by the Agency for feasibility prior to an award of substantive certification.

5:92 - 12.2 Length of controls on affordability

(a) Municipalities shall consider imposing controls on rents and resales of low and moderate income units, as set forth in this Subchapter, that extend for a period of 20 years with the following exceptions:

1. Rehabilitated owner occupied single family housing units that are improved to code standard shall be subject to affordability controls for at least six years,

2. Rehabilitated renter occupied housing units that are improved to code standard shall be subject to affordability controls for at least ten years, and

3. Housing units created through conversion of a non-residential structure or through new construction in municipalities receiving State Aid pursuant to P.L. 1978, c. 14 (N.J.S.A. 52:27D-178 et. seq.) at the time of substantive certification shall be subject to affordability controls for at least ten years.

5.92 - 12.3 Administrative mechanism

Municipalities shall establish an appropriate administrative mechanism or entity responsible for assuring that low and moderate income housing units remain affordable to low and moderate income households; or they shall enter into a contractual agreement with the Agency to administer these responsibilities.

5.92 - 12.4 Initial pricing

(a) Municipalities shall consider requiring that the initial price of a low and moderate income owner occupied single family housing unit be established

so that after a downpayment of ten percent, the monthly principal, interest, taxes, insurance and condominium fees do not exceed 28 percent of an eligible gross monthly income. Municipalities shall consider requiring that rents, excluding utilities, be set so as not to exceed 30 percent of the gross monthly income of the appropriate household size. Maximum rent shall be calculated as a percentage of the uncapped Section 8 income limit (as contained in the Technical Appendix, infra.) or other recognized standard adopted by the Council that applies to the rental housing unit. The following criteria shall be considered in determining rents and sale prices:

1. Efficiency units shall be affordable to one person households;
2. One bedroom units shall be affordable to two person households;
3. Two bedroom units shall be affordable to three person households;
4. Three bedroom units shall be affordable to five person households; and
5. Four bedroom units shall be affordable to seven person households.

(b) Housing units that satisfy the criteria in (a) 1. through 5. above shall be considered affordable.

(c) Median income by household size shall be established by the uncapped Section 8 income limits, published by HUD, as defined in Subchapter 1 (see Technical Appendix, infra.) or other recognized standard adopted by the Council that applies to the rental housing unit.

5:92 - 12.5 Annual indexed increases

The price of an owner-occupied housing unit and the rents of affordable housing units may increase annually based on the percentage increase in median income for each housing region as determined from the uncapped Section 8 income limits, published by HUD, as defined in Subchapter 1 (see Technical Appendix, infra) or other recognized standard adopted by the Council that applies to the rental housing unit.

5:92 - 12.6 Subsidy to ensure affordability

If the use of median income data adopted by the Council to index the cost of housing renders a unit unaffordable to a low or moderate income household at the time of resale, a municipality shall not lose credit for the housing unit, provided that adequate controls on affordability remain in place, but the municipality may subsidize the housing unit to maintain affordability.

5:92 - 12.7 Procedures of resale

Persons wishing to sell affordable units shall notify the municipal entity responsible for assuring affordability of the intent to sell. If no eligible buyer enters a contract of sale for the unit within 60 days of notification, the municipal entity shall have the option to purchase the unit for the maximum price permitted based on the regional increase in median income as defined by HUD or other recognized standard adopted by the Council. If the municipal entity does not purchase the unit, the seller may apply for permission to offer

the unit to a non income eligible household at the maximum price permitted. The seller shall document efforts to sell the unit to an income eligible household as part of this application. If the request is granted, the seller may offer low income housing units to moderate income households and moderate income housing units to households earning in excess of 80 percent of median. In no case shall the seller be permitted to receive more than the maximum price permitted.

5:92 - 12.8 Eligible capital improvements

Property owners of single family, owner-occupied housing may apply to the municipal entity responsible for permission to increase the maximum price for eligible capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household. In no event shall the maximum price of an improved housing unit exceed the limits of affordability for the larger household. Property owners shall apply to the municipal entity if an increase in the maximum sales price is sought.

5:92 - 12.9 Impact of foreclosure on resale

An action of foreclosure by a financial institution regulated by state and/or federal law shall extinguish controls on affordable housing units. Notice of foreclosure shall allow the municipal entity to purchase the affordable housing unit at the maximum permitted sale price. Failure of the municipal entity to purchase the affordable housing unit shall result in the Council adding that unit to the municipal present and prospective fair share obligation.

5:92 - 12.10 Excess proceeds upon foreclosure

In the event of a foreclosure sale, the owner of the affordable housing unit shall be personally obligated to pay to the municipal entity responsible for assuring affordability, any surplus funds, but only to the extent that such surplus funds exceed the difference between the maximum price permitted at the time of foreclosure and the amount necessary to redeem the debt to the financial institution including costs of foreclosure.

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APPENDIX A

Approach: 1987-1993 Low and Moderate Income Housing Need Estimates

COUNCIL ON AFFORDABLE HOUSING 1987-1993 LOW- AND MODERATE-INCOME HOUSING NEED ESTIMATES

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APPROACH

PRESENT NEED (2 INDICES)

REALLOCATED PRESENT NEED
(FAIR SHARE ALLOCATION FORMULA)

PRESENT NEED

PROSPECTIVE NEED
(FAIR SHARE ALLOCATION FORMULA)

TOTAL NEED

SUPPLY CONTRIBUTIONS
(FILTERING, RESIDENTIAL CONVERSION, REHABILITATION, DEMOLITION)

PRE-CREDITED NEED

REGIONAL AND STATEWIDE SUMMARY OF PRE-CREDITED NEED

Research Sponsor

Council on Affordable Housing

Research Organization

Rutgers University
Center for Urban Policy Research

Research Contacts

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Principal Investigator

Robert W. Burchell, Ph.D.

Date

1 May 1986

1987 1993 LOW AND MODERATE NEED ESTIMATES BY STATE AND REGION

- HOUSING DEFICIENT PRESENT NEED -
- HISTORIC MODEL PROSPECTIVE NEED -
- FAIR SHARE PRESENT NEED ALLOCATION -
- FAIR SHARE PROSPECTIVE NEED ALLOCATION -

Accounting for
Demolition, Filtering, Residential Conversion,
and Spontaneous Rehabilitation

	1987 Present Need / 1987-1993 Prospective Need
CALCULATING NEED	
Indigenous Need	85,134
Reallocated Present Need	34,411
Prospective Need	80,421
Total Need	199,966
Demolition	13,367
Filtering	-51,004
Residential Conversion	-12,102
Spontaneous Rehabilitation	4,520
STATEWIDE PRE-CREDITED NEED	145,707 *
REGIONAL NEED	
Northeast	42,534
Northwest	28,773
West Central	14,720
East Central	23,247
Southwest	21,884
South Southwest	14,549

* The Council on Affordable Housing is prepared to adjust municipal housing need such that precredited final need will not exceed twenty percent of a municipality's accrued housing units in 1987. This adjustment is to prevent a municipality from experiencing a drastically altered development pattern as per Section 7 of the Fair Housing Act. The adjustment, if pursued by all municipalities who qualify, will not diminish statewide need by more that 1421 housing units. See subsequent section on Capped Need.

THE PROCEDURES TO CALCULATE LOW- AND MODERATE-INCOME HOUSING NEED

INTRODUCTION

The information which follows details the procedures and data resources employed to calculate low- and moderate-income housing need in the State of New Jersey. These procedures have evolved primarily since *Mount Laurel II*[1] and have been heavily influenced both by the provisions of the Fair Housing Act and *Mount Laurel III*.[2] The report incorporates the methodology adopted by the Council on Affordable Housing[3] — the agency charged with effecting the Fair Housing Act and bringing about statewide compliance with the *Mount Laurel* mandate.

The procedures specified here draw upon contributions by numerous groups to evolving fair housing implementation. These include efforts on the part of the *Mount Laurel II* judges, the Urban League group, Rutgers University, the appointed masters, the Department of the Public Advocate, the Governor's Office, New Jersey Department of Community Affairs, New Jersey Department of Environmental Protection (Division of Coastal Resources), New Jersey Pinelands Commission, New Jersey Housing and Mortgage Finance Agency, New Jersey Federation of Planning Officials, Land Use Section of the New Jersey Bar, New Jersey Builders Association, New Jersey State League of Municipalities, attorneys/planners for litigating developers/municipalities, and other individuals/groups too numerous to mention.

These groups have crafted a body of knowledge and procedure which has been drawn upon and refined in the production of this document. A clear effort has been made here to take into account varying points of view and above all, as the name of the Fair Housing Act implies, be *fair*: fair to those who need housing, to municipalities and their residents who must accommodate this housing, and finally, to the builders/developers who must provide it. The procedures contained here are an effort to move forward on a broad and unified front in meeting the charge of the Fair Housing Act.

To this end, the report begins with methods used to qualify the low- and moderate-income populations and subsequently deals with the calculation, distribution, and refinement of present and prospective low- and moderate-income housing need.

INCOME QUALIFICATION OF THE LOW- AND MODERATE-INCOME POPULATION

Data from the 1980 New Jersey Public Use Sample[4] (a five percent sample of all households in New Jersey taken by the U.S. Census Bureau) is used to qualify a household according to HUD Section 8[5] family-income requirements. The Sample is comprised of computer tapes which contain records for a sample of housing units with information on the characteristics of each unit as well as the people who reside in these units. Information from this file makes it possible to initially eliminate all individuals living in institutions, group quarters, or as boarders/lodgers from potential low- and moderate-income housing demand. This removes from direct count those people who comprise prison/sanitarium, college, nursing home, boarders/boarding home, and other related populations.[6]

Sub-households and sub-families are not separately distinguished as this would double count existing housing deterioration and no information is available on how or if sub-families/sub-households would choose to separate in the future. Thus, one household per unit is counted. Current applications for low- and moderate-income housing built under the *Mount Laurel II* aegis indicate shares or parts of families and unrelated individuals seeking to reside together. This partially confirms continued, shared or unrelated household use of new low- and moderate-income housing units.

Once these selection procedures are undertaken, the Public Use Sample may be employed to array all households by size and income status. HUD median family income for a region is determined, and 80 percent and 50 percent assigned to household sizes of four for the upper limits of moderate and low incomes, respectively. Each household size of more or less than four is allowed a positive or negative adjustment of the 80 percent or 50 percent of median figure to qualify for moderate- or low-income designation.[7] (This is based on the philosophy that if you have more children/dependents or household members you can earn slightly more and qualify for moderate/low income; in reverse fashion, if you have fewer dependents or members, it is more difficult to qualify by establishing a lower income for qualification.)

The procedure spelled out above separates low- and moderate-income households, adjusting for household size, from all other households in the region. This relative selection of a population qualifying for housing need forms the basis of all need estimates. In subsequent steps, the housing units occupied by these households are initially checked for deterioration to determine present need. The number of income-defined households is then projected into the future to determine prospective need. The detailing of these steps is explained below.

PRESENT NEED

Indigenous Need

Indigenous need is a component of present need which is the total deficient housing signaled by surrogates unique to each community. Where communities' deficient housing as a percentage of all occupied housing units exceeds the regional average, their excess need is sent to a housing pool for subsequent distribution in the region. Housing from the pool is reallocated to all communities in the growth area of the region with the exception of designated Urban Aid Cities. The indigenous need for communities below the regional average of housing deficiency is their tabulated deficient units. For those above the regional average, their indigenous need is their deficient housing capped by the regional average percent deterioration.

Recognizing the evolution of the concept of deteriorated housing from 1960 and earlier where enumerators attempted to physically identify bad housing from field survey, to the current period where deficient housing is isolated through housing quality surrogates, information provided by the *1980 Census* is used to signal housing deficiency via surrogates.[8]

Surrogates do not themselves confirm that a unit is deficient. They indicate that if a unit has these characteristics, it most likely would be independently found via field survey as deficient. Surrogates are developed by listing the characteristics of units found as deficient and viewing which characteristics consistently are associated with field-confirmed deficiency. Six housing quality surrogates are used with structure age to signal housing deficiency. These indices represent the culmination of numerous empirical studies on factors indicative of superior versus inferior housing quality.[9] *They represent the full range of information available on housing quality from the 1980 Census.* No index is slighted, and all are simultaneously employed. They include:

(a) *Year Structure Built.* A distinction is made between units built before and after 1940. This pre-War cutoff is the classic differentiation point of new versus old housing in the literature.[10]

(1) *Persons per Room.* 1.01 or more persons per room is an index of overcrowding.

(2) *Access to Unit.* A unit is unacceptable if one must pass through another dwelling to enter it. This is a measure of privacy.

(3) *Plumbing Facilities.* A household must have exclusive use of complete plumbing facilities.

(4) *Kitchen Facilities.* Adequate kitchen facilities include a sink with piped water, a stove, and a refrigerator.

(5) *Heating Facilities.* The existence of central heat is used as a measure of adequacy.

(6) *Elevator.* Buildings of four stories or more are considered inadequate if they do not have an elevator.

A unit has to have at least two characteristics to be isolated as deficient once it qualifies as housing a low- or moderate-income family. Since age is so highly correlated with structure deterioration and loss, if in 1980 the unit was more than forty years old and had at least one other negative housing characteristic, it is selected as deficient. If, on the other hand, it was a newer unit in 1980, in the absence of the unit-age qualification, two or more negative structural characteristics signal housing deficiency.

Multiple deficient characteristics in a single housing unit is an important concept. Using multiple indicators results in a high probability of isolating bad housing, yet a very low probability of classifying good housing as bad.[11]

This procedure of establishing housing deficiency is: (1) drawn from the literature of the field; (2) encompasses a broad array of physical insufficiency including such items as indirect access, incomplete kitchen, burdensome walk-ups, etc., (3) ensures against erroneous inclusion of good units, and (4) provides a very high probability that the housing identified, at least in relative terms, is clearly less than adequate.

Due to confidentiality protection and data availability, the procedure to specify indigenous need can be estimated only to each of 52 subregions of the state.[12] It is taken down to the community level by three housing quality variables available at both the subregional level and the community level. These are:[13]

(1) Plumbing Facilities — non-exclusive use of complete plumbing;

(2) Heating Facilities — non-presence of central heat or vented room heaters; and

(3) Persons per Room — space inadequacy, i.e., 1.01 or more persons per room.

The pool of low- and moderate-income families living in deficient housing once calculated at the subregional level is distributed to individual communities on the basis of the share of three indices of deficient housing at the local level to the total at the regional level. At the local level, these latter variables cannot be cross-tabulated with age or income in the same way as information at the subregional level can. Thus, the best available information and the most rigorous procedures are used to isolate deficient housing at the subregional level, and this is taken to the

municipal level through other housing quality variables less complete in terms of isolating housing deficiency but found at a variety of geographic levels.[14]

In order to address present need with some lead time appropriate for planning and implementation, present need is actually projected to be estimated as if July 1, 1987 were the current period and the sample of housing deficiencies was taking place at this time. This is done by reproducing the incidence rates of deterioration associated with certain age groups and household types in 1980, and projecting these households and their associated housing conditions to the 1987 period. The new array and number of households in 1987 carry with them the deterioration noted in 1980.

As noted earlier, for communities with severe housing deficiencies, their deficiencies are capped at the regional average percentage of deficiencies as a proportion of total occupied housing. The excess over this regional percentage is distributed to all communities in the growth area of the region.* This is covered below.

Municipal surveys to determine indigenous need may be presented to the Council as an alternative method to this procedure. (See Section 10 — Fair Housing Act.) The Council will provide guidance as to the appropriate form and scale of such surveys.

INDIGENOUS NEED BY REGION†

Northeast	**34,227**
Northwest	**22,894**
West Central	**7,486**
East Central	**4,692**
Southwest	**9,208**
South-Southwest	**6,627**
STATE TOTAL	**85,134**

†See the following figure for mapped display of regions

Reallocated Present Need

Reallocated present need is the share of excess deterioration in a region transferred to all communities in the growth area of the region with the exception of selected Urban Aid Cities. (See Attachment.) Urban Aid Cities, almost all of which are densely populated and have a higher-than-average proportion of low-and-moderate income families living in deteriorated housing, are not expected to have this regional burden reinforced by future low- and moderate-income housing requirements.[15] Therefore, when the reallocated present need pool for the region is computed from an average deficiency percentage for the entire region, Urban Aid

*Communities which originally contributed to the pool due to excess deficiency, if not selected Urban Aid Cities, can receive additional units from the pool via the reallocation formula.

FIGURE

THE COUNCIL ON AFFORDABLE HOUSING REGIONS

Region 1 - Northeast

Bergen
Hudson
Passaic

Region 2 - Northwest

Essex
Morris
Sussex
Union

Region 3 - West Central

Hunterdon
Middlesex
Somerset
Warren

Region 4 - East Central

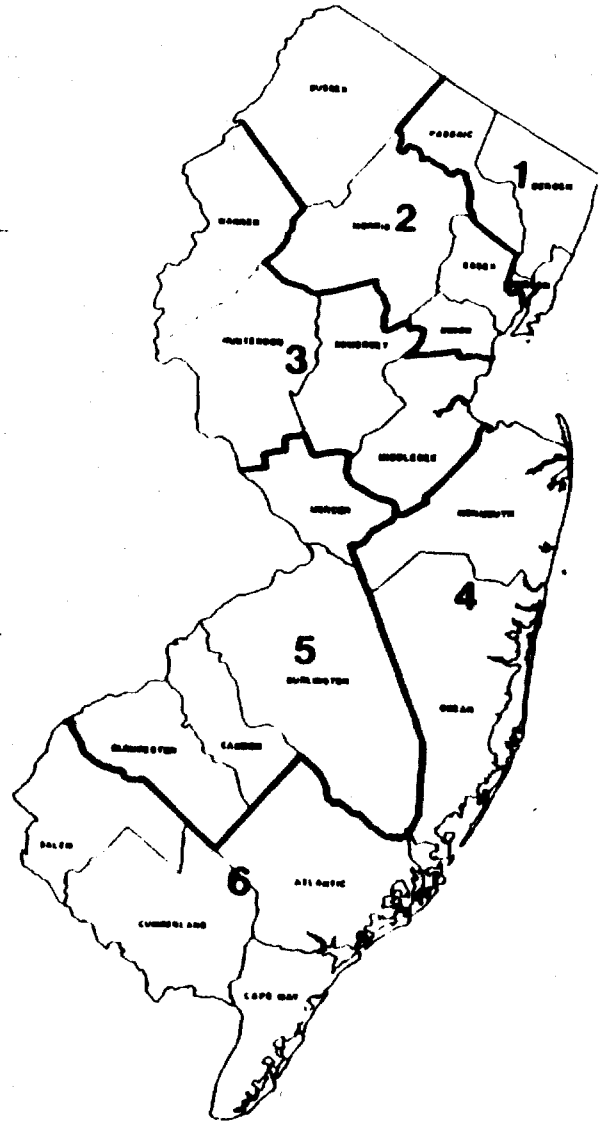
Monmouth
Ocean

Region 5 - Southwest

Burlington
Camden
Gloucester
Mercer

Region 6 - South-Southwest

Atlantic
Cape May
Cumberland
Salem



Source: RUTGERS UNIVERSITY Center for Urban Policy Research, Winter, 1983

Cities are not expected to share in that pool. Instead, *the excess* of deficient units over the regional percentage of deficiencies *is redistributed* to all municipalities with any growth area in the region. The exact procedure for redistribution is covered under Distribution of Low- and Moderate-Income Housing Need.

REALLOCATED PRESENT NEED BY REGION

Northeast	**17,676**
Northwest	**8,829**
West Central	**1,631**
East Central	**750**
Southwest	**4,060**
South-Southwest	**1,465**
STATE TOTAL	**34,411**

PRESENT NEED

Present need is the sum of indigenous and reallocated present need in a municipality. It represents individual municipal housing responsibility reflective of its own housing inadequacy/deficiency (except where it is regionally excessive) and regional responsibilities in terms of its share of the pool of housing replacement/repair that must be undertaken by growth area communities due to excess deterioration in the region.

PRESENT NEED BY REGION

Northeast	**51,903**
Northwest	**31,723**
West Central	**9,117**
East Central	**5,442**
Southwest	**13,268**
South-Southwest	**8,092**
STATE TOTAL	**119,545**

PROSPECTIVE NEED

Prospective need is the share of the total projected population that will qualify for low- and moderate-income housing. It is obtained by projecting the population by age cohort from 1987 to 1993 through the following steps:

(1) A 1987 base is established by bounding it at one end by the age cohort distributions of the *1984 Population Estimates for New Jersey*[16] from the New Jersey Department of Labor.* The other end is bounded by the distribution of the projected population for 1990 by age cohort under the New Jersey Department of Labor's Historical Migration Model.[18] These two population distributions by each age cohort are added together and divided by two to obtain the age distribution of the base population for the mid-period 1987.

(2) A July 1, 1993 projection-year end is also arrayed by age distribution. This is done in the following way:

(a) 1990 and 1995 age distributions for the New Jersey Department of Labor's Historical Migration Model are distributed by their respective eight age cohorts and three-fifths of the distance between 1990 and 1995 is used for each age cohort for 1993. The age cohorts are as follows:

AGE COHORT
Less than 25 years
25-29 years
30-34 years
35-44 years
45-54 years
55-64 years
65-74 years
75 years and over

(3) Both the population age cohorts for the base year (1987) and the projection-end year (1993) are multiplied by 1980 New Jersey county-specific headship rates by age cohort.[19] Two distributions of total households emerge.

(4) Total households for each period are converted to low- and moderate-income households by carrying forward the income characteristics of all households in 1980 to 1987 and 1993 by age cohort. Low- and moderate-income households are sorted by applying the Section 8 household size/income qualification criteria that were used in 1980 to a different number of households that exist in each cohort in 1987 and 1993. Thus, to the degree that age cohorts are differently composed and growing differently, the low- and moderate-income population will also change as it ages into the future.

*These are available by county from the New Jersey Department of Health.[17]

(5) Low- and moderate-income households for 1987 are subtracted from low- and moderate-income households in 1993 to obtain the change in low- and moderate-income households from 1987 to 1993. This is done for eight age cohorts specific to each of 21 counties. The result is prospective low- and moderate-income housing need.

PROSPECTIVE NEED BY REGION

Northeast	5,509
Northwest	9,759
West Central	13,661
East Central	23,752
Southwest	18,179
South-Southwest	9,561
STATE TOTAL	**80,421**

DISTRIBUTION OF LOW- AND MODERATE-INCOME HOUSING NEED

Low- and moderate-income housing need is distributed to each community using the economic and land-use factors listed below. These factors in the first two cases represent measures of *responsibility*, i.e., the labor force drawn to the municipality needing housing. In the second two cases, they represent measures of *capacity*, i.e., the physical and fiscal capacity to absorb and provide for such housing.[20] The first three factors are used to distribute excess *present* need (reallocated present need); the full four factors are used to distribute prospective need. The first three factors are identical for present and prospective need. All factors operate individually, are equally weighted, and involve only those municipalities in the growth area of the region.

(1) Covered employment growth within a municipality over the period 1977-84, as a percentage of regional covered employment growth for the same period (this is the most stable period to measure change in employment)[21]

(2) Covered employment in a municipality as a percentage of regional covered employment (1984)

(3) Municipal area in the growth area as a percentage of growth area in the region as included on the official State Department Guide Plan (SDGP).[22] Pinelands and Coastal Zone areas are added to the SDGP Growth Area according to the following designations:[23]

(a) Pinelands — All areas in Regional Growth Areas and Pinelands Towns.

(b) Coastal Zone — All areas in Development Regions and Extension Regions, the latter including Central Corridor Barrier Islands

(4) Municipal 1983/1984 aggregate per capita income as a percentage of 1983/1984 regional aggregate per capita income*[24]

Neither prospective need nor reallocated present need are directed to Urban Aid municipalities which have the characteristics of older core areas to avoid reconcentrations of low- and moderate-income families in these fiscally/economically stressed locations.[25]

The criteria for determining the Urban Aid municipalities to be exempt from any housing need beyond indigenous need are summarized as follows:[26]

(a) Designated "Urban Aid" by the State for funding year 1986. In addition, they must meet *one* of the following:

(1) Level of existing low- and moderate-income housing deficiency, according to the six housing deficiency criteria, that exceeds average regional low- and moderate-income housing deficiency for the region in which the Urban Aid municipality is located

(2) Population density of greater than 10,000 persons per square mile or 14.1 per acre

(3) Population density of 6,000 to 10,000 persons per square mile or 9.4 to 14.1 per acre *plus* less than five per cent of vacant, non-farm, municipal land as measured by the average of the percentage of vacant land valuation and vacant land parcels of all local land valuation/parcels in the *1984 Statement of Financial Condition of Counties and Municipalities* (Trenton, NJ: New Jersey Department of Community Affairs, 1985).[27]

TOTAL NEED

Total need 1987 to 1993 is composed of indigenous need, reallocated present need, and prospective need. It is the total municipal need number before demand increases for demolitions and demand reductions for secondary sources of supply are introduced. In a very few cases, negative prospective need in a community, reflective of reduced housing demand due to employment loss, lessens present need demand and, as such, reduces total need.

*1983/1984 aggregate per capita income is obtained by multiplying 1983 per capita income by the *1984 Population Estimates* for the growth area municipality and all municipalities in the growth area of the region.

TOTAL NEED (PRESENT AND PROSPECTIVE) BY REGION

Northeast	57,412
Northwest	41,482
West Central	22,778
East Central	29,194
Southwest	31,447
South-Southwest	17,653
STATE TOTAL	199,966

SECONDARY SOURCES OF HOUSING SUPPLY/DEMAND

Background

Secondary sources of housing supply/demand reflect the adjustments of the housing market to the unevenness and spontaneity of primary supply/demand. As housing ages or as it falls prey to accident, natural disasters, or publicly/privately initiated changes in land use, it may become obsolete and be removed from the stock. The term for this selective pruning is *demolition*. Demolitions occur regularly and affect various markets differently. In strong markets, demolitions are low; in weaker markets, they are proportionally higher. In both situations, demolitions add to future housing demand.

As housing is added by private developers to the upper and middle price categories of the stock, a large share of consumers who already occupy housing within the market are attracted to this housing. When they occupy the new housing through purchase or rental agreements, they release housing within the local market that is inferior to the new housing that has been built. This causes housing to be available to a lower round of consumers, often at a reduced price. The process is termed *filtering*. Filtering reduces future demand as a greater proportion of formerly higher priced housing is now available at potentially lower prices. Filtering takes place in active housing markets, especially those receiving a significant influx of new housing.

In selected submarkets, a demand may exist for smaller units, and this need may not be responded to by normal market operations. The market adjusts to this need by creating additional smaller units from larger ones. This is termed *residential conversion* and most often occurs in housing stocks containing larger structures that can be adapted to smaller units yet not destroy or significantly alter the value of adjacent units in the process. The older, urban two- to four-family home is an ideal conversion unit. Four or six units may be created where only one half this number may have existed in this type of structure previously. Often these units are termed illegal conversions, not because they are not safe, sound housing, but rather because the enlarged structure no longer conforms to the unit restrictions of the zoning ordinance.

Another characteristic of the housing market is for deficient units to be upgraded privately. This also lessens housing demand as a deficient unit is replaced by a sound unit. This happens usually because a market exists for the renovated structure, usually at a higher occupancy cost than when the structure fell into disrepair. *Spontaneous rehabilitation*, as it is called, occurs in stronger, growing markets and affects only a small proportion of the low- and moderate-income housing stock.

Procedures

In the earlier-discussed allocation and reallocation procedures, only those municipalities in the growth area participated. *In the reductions or increases to housing need due to secondary supply and demand, all locations participate.* This is true because all municipalities have some type of need, and reductions apply to housing need no matter how the need is generated. Thus, when demand reductions due to filtering are calculated, the reduction for a particular location is based on the share of *all* multifamily units in the region.

For Urban Aid Cities, the demand reductions are taken before these areas send excess need to the reallocation pool; for all other locations, demand reductions are taken after this point. This is to prevent other less-dense, less-deteriorated, inner-ring cities from receiving a large share of reallocated need without an equivalent chance to participate in secondary demand reductions due to specific characteristics of their housing stock.

Demolitions

Demolitions are a secondary source of housing demand in that demand is created by households requiring housing because units are lost from the stock. Housing units are lost due to fire, structure abandonment, road improvements, community renewal, land-use change, and other reasons.[28] It is estimated that units lost from the low- and moderate-income stock (both reported and unreported demolitions) are on a par with those added to the stock due to conversion. For the *entire* housing stock, the ratio of demolitions to conversions may be even higher.[29] It is also true that the level of demolitions is falling in New Jersey. At the beginning of the decade, total reported demolitions for New Jersey municipalities were 4,000-5,000 per year; towards mid-decade the total is closer to 3,000 annually.[30]

In order to estimate the scale of demolitions, reported demolitions for each municipality for the years 1983 and 1984 are averaged and multiplied by six to obtain a six-year demolition estimate by municipality. These are representative years which catch the most recent aspects of the trend in demolitions.[31] Demolitions are adjusted for each municipality to the share of all demolitions that affect the low- and moderate-income housing sector by 150 percent of the subregional share of low- and moderate-income housing. This percentage share of all demolitions that affect low- and moderate-income families is capped at 95 percent. Total demolitions are thus tallied by individual community, and the share affecting low- and moderate-income housing is estimated by a multiple of the subregional low- and moderate-income housing deficiency percentage. This latter factor recognizes that demolitions take place at a much higher rate in the low- and moderate-income housing sector than for all housing locally. Demolitions at a statewide level are essentially offset by conversions for low- and moderate-income households. This latter relationship is covered more fully in a subsequent section.

DEMOLITION HOUSING NEED BY REGION

Northeast	4,037
Northwest	4,350
West Central	365
East Central	870
Southwest	1,753
South-Southwest	1,992
STATE TOTAL	13,367

Filtering

Filtering is a downward adjustment of housing which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sectors of the housing market.[32] During the course of normal market operations, middle- and upper-income households vacate existing housing for new, more desirable units, leaving their units vacant for households of lesser income. Filtering is predicated on the existence of housing surpluses which cause housing prices to drop because of the excess of housing supply over demand.

Filtering is measured using *The American (Annual) Housing Survey* over the nine-year period 1974-1983. *The American (Annual) Housing Survey* sponsored jointly by the U.S. Department of Housing and Urban Development and the U.S. Department of Commerce is particularly useful in that the same unit is measured at various intervals.[33] By specifying Section 8 income eligibility by household size for the years in question, two components of the household population can be specified: those households that meet the *Mount Laurel II* income requirements, and those households whose incomes are above the *Mount Laurel II* income requirements for each observation period.

Viewing the same housing units, it is found that the net filtering (units moving down minus units moving up) to the lower-income population in New Jersey is about 6.5 percent over the course of the observation period.[34] About 18.8 percent of the stock moves down, and 12.3 percent moves up. The figure used for six-year net filtering is 3.25 percent of the non-deteriorated, non-low- and moderate-income housing stock. The 3.25 percent figure is derived by multiplying the actual 4.32 percent six-year rate by 0.75. The latter accounts for those units which filtered down over the period and do not have the same range of affordability as those units that were continuously occupied by low- and moderate-income families. Further, by using the non-deteriorated portion of the housing stock, the units that are counted as moving downward are assumed to be of adequate housing quality. Thus, both affordability and housing condition are controlled for in the filtering estimate.

Through cross-tabulation analysis, and taking into account the dominance of single-family homes in New Jersey, filtering is found to be more active in those locations which have higher percentages of multifamily units, and much less active in locations where there are small percentages of multifamily units.[35] Even though filtering takes place to some degree in all locations, it is much more of an urban than suburban housing phenomenon.

Filtering for the period 1987 to 1993 is estimated by taking 3.25 percent of the 1987 non deteriorated, non-low- and moderate-income housing stock by region and assigning this need reduction to communities within the region according to their share of multifamily housing units (two or more units) of the regions' total multifamily units. A community receives a filtering adjustment to the degree that it contains multifamily housing,* i.e., the most likely type of housing to filter down.

FILTERING HOUSING SUPPLY* BY REGION

Northeast	-	12,179
Northwest	-	12,661
West Central	-	7,121
East Central	-	6,114
Southwest	-	9,435
South-Southwest	-	3,494
STATE TOTAL	-	51,004

* Secondary supply sources shown as negative demand contributors

Residential Conversion

Conversion is the creation of dwelling units from already existing structures. Almost all conversion consists of additional dwelling units being created from other residential units, and very rarely from nonresidential units. This type, termed residential conversion, is a significant and recognized source of housing supply to low- and moderate-income families. According to the U.S. Department of Housing and Urban Development, as family size has decreased over the past two decades, residential conversion creating multiple smaller units from larger units has also increased.[36]

Converted units are measured through the *American (Annual) Housing Survey* and the *Decennial Census*. Conversions are the difference between the net change in total housing units (end minus beginning of period), minus the net of housing units constructed and demolitions lost over the period. Residential conversion is easily equivalent to 30 percent of all new units constructed, and orders of magnitude higher than the percentage of low- and moderate-income units actually constructed.[37] It is assumed that units made available through conversion will reduce indigenous need by 18 percent during the six-year projection period. Residential conversion is closely related and distributed to municipalities on the basis of their percentage of two- to four-family structures.[38] Residential conversions influence housing supply at the regional level according to an observed share of indigenous need. They are distributed to municipalities within regions according to the presence of structure types conducive to conversion, i.e., two- to four-family units.*

*1980 instead of 1987 is used as a base to tabulate the share of multifamily units as demolitions over the period 1980-1985 are not available by structure type. It is possible to estimate total 1987 occupied housing units, but the distribution by structure type cannot be accurately determined without demolition information by structure type.

Residential conversions to low- and moderate-income housing in normal markets are often on a par with demolitions for this income sector. In stronger markets, conversions are more than demolitions; in weaker markets, less. A statewide control of demolitions pairs this variable in approximate magnitude with that of total demolitions.

RESIDENTIAL CONVERSION HOUSING SUPPLY BY REGION

Northeast	-	4,897
Northwest	-	3,221
West Central	-	945
East Central	-	482
Southwest	-	1,383
South-Southwest	-	1,174
STATE TOTAL	-	12,102

Spontaneous Rehabilitation

Spontantaneous rehabilitation is the unsolicited private market reduction of housing need by structure rehabilitation sufficient to render the unit free of deficiencies.[39] Via the *American (Annual) Housing Survey*, over five interim years between 1974 and 1980, spontaneous rehabilitation can be measured by using as a surrogate more than $200 spent on each of three of four categories of additions, alterations, replacements, or repairs during the course of a single year.[40] This spontaneous rehabilitation happens to about 1.1 percent of the deficient units occupied by low- and moderate-income households annually. For a six-year period, the figure is estimated to be 6.6 percent applied to indigenous need at the regional level.

The key factor associated with rehabilitation of deteriorated units is wealth of the area as interpreted through aggregate income. Reductions for spontaneous rehabilitation are given to each municipality according to the municipality's share of regional aggregate income.* Larger, less wealthy — and smaller, more affluent — communities will get some measure of a larger relative credit for potential rehabilitation because in the first case, there is more opportunity for rehabilitation to happen, and in the second, there is more money to support it.[41]

Spontaneous rehabilitation at this juncture should not be confused with rehabilitation as a meliorative housing strategy once final need is determined. Spontaneous rehabilitation is a reduction before final need is calculated due to the workings of the private market. Public, publicly assisted, or private rehabilitation as a housing strategy once need is determined is one of several means of response to that need and has nothing to do with the need reduction determined here.

*1983/1984 aggregate per capita income is used for this ratio.

SPONTANEOUS REHABILITATION HOUSING SUPPLY BY REGION

Northeast	-	1,839
Northwest	-	1,177
West Central	-	366
East Central	-	221
Southwest	-	499
South-Southwest	-	428
STATE TOTAL	-	4,530

(Includes ten units which would have made total need in a community negative. This accounting measure allows the reduction for this factor to be 4,520.)

PRE-CREDITED NEED

Pre-Credited Need is the municipality's estimated obligation under the *Mount Laurel* mandate for the period 1987 to 1993. Relative to other municipalities, and taking into account past growth, growth designation/share, and aggregate income, this is the need to which the municipality must address itself. Under Section 7 of the Fair Housing Act, municipalities may take credit for past provision of public or publicly assisted housing. Pre-Credited Need may be addressed via new construction or a level of rehabilitation to render the deteriorated units adequate. It is a need which, if it is less than 1,000, must be addressed within a six-year period; yet, if more than 1,000, may be spread out over a longer period as per subsequent phasing rules. Pre Credited Need is solely the low- and moderate-income housing number and does not address the number of market units that might have to be built to support the development of the low- and moderate-income units locally.

PRE-CREDITED NEED BY REGION

Northeast	42,534
Northwest	28,773
West Central	14,720
East Central	23,247
Southwest	21,884
South-Southwest	14,549
STATE TOTAL	145,707

CAPPED NEED

Low- and moderate-income housing need in a community is capped at 20 percent of occupied housing units in 1987. Should density bonuses be applied and the community actively pursued by developers, under the provision of the 20-percent CAP no community will be required to double over the projection period. The small reduction in need that this capping procedure provides prevents the smaller communities in a region from experiencing significant change while complying with the state's low- and moderate-income housing mandate. Capped need is not a part of a municipality's pre-credited need estimate as this credit (if applicable) may be applied for during the municipal adjustment process.

CAPPED NEED BY REGION

Northeast	404
Northwest	24
West Central	34
East Central	153
Southwest	130
South-Southwest	676
STATE TOTAL	1,421

ATTACHMENT

1986 URBAN AID CITIES BY COUNTY THAT MEET THE CRITERIA SPECIFIED UNDER DISTRIBUTION OF NEED*

ATLANTIC

None

BERGEN

Lodi Borough
Garfield City

BURLINGTON

Pemberton Township

CAMDEN

Camden City

CAPE MAY

None

CUMBERLAND

Vineland City
Bridgeton City

ESSEX

Belleville Township
Bloomfield Township
East Orange City
Irvington Township
Montclair Township
Newark City
Orange Township

GLOUCESTER

None

HUDSON

Bayonne City
Hoboken City
Jersey City (City)
North Bergen Township
Union City (City)
Weehawken Township
West New York Town

HUNTERDON

None

MERCER

Trenton City

MIDDLESEX

Carteret Borough
New Brunswick City
Perth Amboy City

MONMOUTH

Asbury Park City
Keansburg Borough
Long Branch City
Neptune Township

MORRIS

None

OCEAN

Lakewood Township

PASSAIC

Passaic City
Paterson City

SALEM

None

SOMERSET

None

SUSSEX

None

UNION

Elizabeth City
Hillside Township
Plainfield City
Roselle Borough

WARREN

Phillipsburg Town

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*These cities do not receive either Reallocated Present Need or Prospective Need

NOTES

1. *Southern Burlington County NAACP v. The Township of Mount Laurel*, 67 N.J. 151, 336 A. 2d 713, Appeal Dismissed and Cert. Denied, 423 U.S. 808 (1975) (*Mount Laurel I*); *Southern Burlington County NAACP v. The Township of Mount Laurel*, 92 N.J. 158, 456 A.2d 390 (1983) (*Mount Laurel II*).

2. Fair Housing Act, Chapter 222 of the Laws of 1985; *Hills Development Corp v. Township of Bernards*, Docket No. A.822-85 (N.J. Sup. Ct., February 20, 1986) (*Mount Laurel III*).

3. *Ibid.*

4. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample: New Jersey* (Washington, D.C.: U.S. Government Printing Office, 1983).

5. United States Housing Act of 1937 (42 U.S.C. 1401 et seq.), Section 3(b)(2).

6. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample: New Jersey*.

7. 42 U.S.C. 1401, Section 3(b)(2).

8. See, for example, U.S. Bureau of the Census, *Measuring the Quality of Housing: An Appraisal of Census Statistics and Methods* (Washington, D.C.: Government Printing Office, 1967); and U.S. Bureau of the Census, *A Preliminary Look at the Results of the Five City Survey* (Washington, D.C., July 9, 1975).

9. W. Patrick Beaton, "The Use of Combinatorial Indices in Housing Quality Specification." Paper presented to the October 1984 meeting of the ACSP Conference, New York. W. Patrick Beaton, "Quality Judgments, Quality Analysis, and Housing Policy Analysis" (unpublished paper). Beaton's data are derived from the probabilities of the *Five City Study* (see Note 8).

10. Robert W. Burchell et al., *Mount Laurel II: Challenge and Delivery of Low-Cost Housing* (New Brunswick, NJ: Center for Urban Policy Research, 1983), p. 112.

11. *Ibid.*, Chapter 2, Appendix I, p. 141; Beaton, "The Use of Combinatorial Indices in Housing Quality Specification."

12. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample: New Jersey*.

13. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing* (Washington, D.C.: U.S. Government Printing Office, 1982).

14. See *Countryside Properties, Inc. et al. v Mayor and Council of the Borough of Ringwood and Planning Board of Ringwood et al.*, Law Division, Docket No. L-42095-81, July 24, 1984.

15. See, for example, New Jersey Department of Community Affairs, Division of State and Regional Planning, *A Revised Statewide Housing Allocation Report for New Jersey* (Trenton, NJ: Division of State and Regional Planning, 1978).

16. State of New Jersey, Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, *Population Estimates for New Jersey, July 1, 1984* (Trenton, NJ: Division of Planning and Research, September 1985).

17. State of New Jersey, Department of Health, *New Jersey State and County Population Estimates by Age, Sex, and Race* (Trenton, NJ: Center for Health Statistics, October 1985).

18. State of New Jersey, Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, *Population Projections — New Jersey and Counties: 1990 to 2010* (Trenton, NJ: Division of Planning and Research, November 1985).

19. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample. New Jersey.*

20. For discussion of fair share allocation criteria, see New Jersey Department of Community Affairs, "Fair Housing Act Issue Papers" (Trenton, NJ: Division of Housing and Development, January 10, 1986); New Jersey Department of Community Affairs, *Mount Laurel II: Methods of Calculating Municipal Fair Share* (Trenton, NJ: Division of Housing and Development, undated); David Listokin, *Fair Share Housing Allocation* (New Brunswick, NJ: Center for Urban Policy Research, 1976); Mary Brooks, *Lower Income Housing: The Planner's Response* (Chicago: American Society of Planning Officials, 1972); and Robert W. Burchell et al., *Mount Laurel II: Challenge and Delivery of Low-Cost Housing*, Chapter 7.

21. State of New Jersey, Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, *New Jersey Covered Employment Trends* (series).

22. New Jersey Department of Community Affairs, *State Development Guide Plan* (Trenton, NJ: Division of State and Regional Planning, 1980).

23. State of New Jersey, Department of Environmental Protection, Division of Coastal Resources, *Coastal Resource and Development Policies* (Trenton, NJ: Division of Coastal Resources, April 1982); State of New Jersey, Pinelands Commission, *Comprehensive Management Plan for the Pinelands National Reserve* (New Lisbon, NJ: Pinelands Commission, undated).

24. Bureau of Government Research, *New Jersey Legislative District Data Book — 1986* (New Brunswick, NJ: Bureau of Government Research, April 1986).

25. State of New Jersey, Department of Community Affairs, *A Revised Statewide Housing Allocation Report for New Jersey*; see also, Carla L. Lerman et al., "Fair Share Report — *Urban League of Greater New Brunswick v. Carteret et al*"

26. Lerman et al., "Fair Share Report — *Urban League of Greater New Brunswick v. Carteret et al.*," p. 14.

27. State of New Jersey, Department of Community Affairs, Division of Local Government Services, *Forty-Seventh Annual Report of the Division of Local Government Services — 1984 — Statements of Financial Condition of Counties and Municipalities* (Trenton, NJ: Division of Local Government, 1985).

28. See Robert W. Burchell and David Listokin, *The Adaptive Reuse Handbook* (New Brunswick, NJ: Center for Urban Policy Research, 1981), Chapter 1, "Property Abandonment in the United States."

29. Center for Urban Policy Research, analysis, *American (Annual) Housing Survey 1974-1983 — Metropolitan Areas of New Jersey* (see Note 33 for citation of *American (Annual) Housing Survey*).

30. State of New Jersey, Department of Labor, Division of Planning and Research, *Residential Building Permits* (series — annual and monthly).

31. *Ibid.*

32. See, for example, J.B. Lansing et al., "New Homes and Poor People — Study of Chains of Moves," *Geographical Analysis*, Vol. 6, No. 1 (1974), pp. 95-99; F.S. Kristof, "Federal Housing Policies — Subsidized Production, Filtration, and Objectives," *Land Economics*, Vol. 49, No. 2 (1983), pp. 163-174.

33. U.S. Department of Commerce, U.S. Bureau of the Census, *Current Housing Reports — Housing Characteristics for Selected Metropolitan Areas* (Washington, D.C.: U.S. Government Printing Office), series.

34. Center for Urban Policy Research, analysis of *American (Annual) Housing Survey — 1974-1983 — Metropolitan Areas of New Jersey* (see Note 33).

35. *Ibid.*

36. U.S. Department of Housing and Urban Development, "Additions to the Housing Supply by Means Other Than New Construction" (December 1981). Paper prepared by the Division of Housing and Demographic Analysis, Office of Policy Development and Research.

37. *Ibid.*

38. See Note 29.

39. U.S. Department of Housing and Urban Development, "Additions to the Housing Supply by Means Other Than New Construction."

40. Burchell et al., *Mount Laurel II*, *op. cit.*, Chapter 5, Part IV.

41. J. Thomas Black, "Private-Market Housing Rehabilitation in Central Cities: A ULI Survey," *Urban Land*, November 1975, p. 3; A. H. Schaaf, "Economic Feasibility Analysis for Urban Renewal Housing Rehabilitation," *Journal of the American Institute of Planners*, Vol. 35, No. 6 (November 1969), p. 399.

APPENDIX B

Exhibit 1 - Base Data, Municipal Determination of Pre-Credited Need

Exhibit 2 - Base Data by Housing Region

MUNICIPAL DETERMINATION OF PRE-CREDITED NEED

(EXHIBIT 1 — BASE DATA)

1 May 1986

EXHIBIT 1
NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
BASE DATA FOR MUNICIPAL LOW & MODERATE INCOME
HOUSING NEED CALCULATION
01 MAY 88

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
EXAMPLE												
	JOHNSONVILLE	323	144	984	8922	3 464	1 940	2 244	3 575	2 549	2 806	23 3
ATLANTIC												
	ABSECON CITY	3428	54	4209	2392	1 413	995	2 438	636	1 619	1 370	43 2
	ATLANTIC CITY CITY	3428	1901	4209	17729	2 934	18 918	8 441	88 007	16 764	34 075	43 2
	BRIGANTINE CITY	3428	103	4209	4639	1 584	517	3 114	254	1 738	1 240	43 2
	BUENA BORO	3428	58	4209	1275	201	1 028	940	801	123	743	43 2
	BUENA VISTA TWP	3428	188	4209	2050							43 2
	CORBIN CITY CITY	3428	8	4209	116							43 2
	EGG HARBOR TWP	3428	344	4209	7686	1 577	4 864	5 886	6 893	6 109	6 305	43 2
	EGG HARBOR CITY CITY	3428	117	4209	1540	790	632	1 312	1 743	911	498	43 2
	ESTELL MANOR CITY	3428	39	4209	314							43 2
	FOLSOM BORO	3428	34	4209	583							43 2
	GALLOWAY TWP	3428	237	4209	6804	2 699	1 568	4 380	203	2 883	2 213	43 2
	HAMILTON TWP	3428	243	4209	4367	3 528	1 368	3 209	784	2 702	2 332	43 2
	HAMMONTON TOWN	3428	215	4209	4169	2 797	4 454	3 448	2 213	3 567	3 228	43 2
	LINWOOD CITY	3428	33	4209	2030	942	1 424	2 421	537	1 595	1 331	43 2
	LONGPORT BORO	3428	12	4209	593	074	118	509	077	234	194	43 2
	MARGATE CITY CITY	3428	98	4209	3839	347	836	4 419	370	1 867	1 493	43 2
	MULLICA TWP	3428	247	4209	1662							43 2
	NORTHFIELD CITY	3428	58	4209	2552	867	1 860	2 618	2 503	1 781	1 962	43 2
	PLEASANTVILLE CITY	3428	288	4209	5429	1 437	3 631	3 183	1 749	2 750	2 500	43 2
	PORT REPUBLIC CITY	3428	25	4209	310							43 2
	SOMERS POINT CITY	3428	107	4209	4374	792	2 312	3 155	1 565	2 088	1 956	43 2
	VENTNOR CITY CITY	3428	148	4209	5140	520	1 107	4 403	619	2 010	1 662	43 2
	WEYMOUTH TWP	3428	56	4209	441							43 2
BERGEN												
	ALLENDALE BORO	345	11	701	1822	994	315	798	1 328	702	858	17 1
	ALPINE BORO	511	15	1190	601	2 201	047	399	505	882	535	23 1
	BERGENFIELD BORO	511	302	1190	9014	1 085	944	1 994	768	1 335	1 193	23 1
	BOGOTA BORO	1246	97	1900	2880	249	233	647	465	376	398	37 2
	CARLSTADT BORO	1374	115	1787	2421	1 284	3 445	437	2 992	1 715	2 035	39 1
	CLIFFSIDE PARK BORO	1543	440	2157	9221	355	404	1 915	244	991	730	37 8
	CLOSTER BORO	511	53	1190	2791	1 125	420	807	148	784	525	23 1
	CRESSKILL BORO	511	34	1190	2597	710	364	758	019	611	463	23 1
	DEMAREST BORO	511	8	1190	1577	746	056	850	048	484	375	23 1
	DUMONT BORO	511	154	1190	6296	639	273	1 414	027	775	575	23 1
	EAST RUTHERFORD BORO	1374	187	1787	3354	1 059	2 054	527	021	1 213	915	39 1
	EDGEWATER BORO	1543	125	2157	2244	249	571	496	432	438	437	37 8
	ELMWOOD PARK BORO	821	241	2334	6984	888	1 373	1 294	371	1 185	798	35 6
	EMERSON BORO	511	50	1190	2258	781	499	687	1 421	649	842	23 1
	ENGLEWOOD CITY	1246	514	1900	8824	1 740	2 587	2 188	1 518	2 171	2 008	37 2
	ENGLEWOOD CLIFFS BORO	511	19	1190	1885	639	2 050	723	209	1 137	905	23 1
	FAIR LAWN BORO	821	149	2334	11891	1 882	2 299	2 848	1 258	1 749	2 070	35 6
	FAIRVIEW BORO	1543	304	2157	4395	320	831	703	232	951	395	37 8
	FORT LEE BORO	[illegible]	611	2157	15462	888	2 216	3 944	7 126	2 349	3 543	37 8

EXHIBIT 1
NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
BASE DATA FOR MUNICIPAL LOW & MODERATE INCOME
HOUSING NEED CALCULATION
01 MAY 88

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
	FRANKLIN LAKES BORO	345	22	701	3006	3 479	801	1 506	1 564	1 929	1 838	17 1
	GARFIELD CITY	821	876	2334	11080							35 6
	GLEN ROCK BORO	345	22	701	3772	994	600	1 293	1 108	949	989	17 1
	HACKENSACK CITY	1246	991	1900	16345	1 420	6 230	3 018	3 008	3 556	3 419	37 2
	HARRINGTON PARK BORO	511	16	1190	1429	724	093	500	430	439	437	23 1
	HASBROUCK HEIGHTS BORO	1374	97	1787	4501	533	667	1 023	1 746	741	992	39 1
	HAWORTH BORO	511	2	1190	1127	699	082	383	258	388	355	23 1
	HILLSDALE BORO	511	67	1190	3302	1 230	376	1 005	513	804	756	23 1
	HO-HO-KUS BORO	345	7	701	1405	639	105	579	061	441	346	17 1
	LEONIA BORO	1543	67	2157	3386	533	183	844	315	520	311	37 8
	LITTLE FERRY BORO	1374	180	1787	5098	533	550	757	279	613	390	39 1
	LODI BORO	821	519	2334	9500							35 6
	LYNDHURST TWP	1374	315	1787	7738	848	1 837	1 471	2 259	1 318	1 552	39 1
	MAHWAH TWP	345	113	701	5221	2 975	1 177	1 352	8 807	1 835	1 776	17 1
	MAYWOOD BORO	821	81	2334	3842	462	693	798	755	650	676	35 6
	MIDLAND PARK BORO	345	70	701	2612	600	588	604	880	597	668	17 1
	MONTVALE BORO	511	33	1190	2515	1 420	441	798	3 562	1 220	1 805	23 1
	MOONACHIE BORO	1374	38	1787	1045	568	529	181	1 252	759	882	39 1
	NEW MILFORD BORO	821	107	2334	6334	781	370	360	225	804	663	35 6
	NORTH ARLINGTON BORO	1374	184	1787	6551	501	458	1 287	395	742	683	39 1
	NORTHVALE BORO	511	36	1190	1572	462	878	382	2 725	574	1 112	23 1
	NORWOOD BORO	511	38	1190	1441	1 030	377	442	349	616	575	23 1
	OAKLAND BORO	345	80	701	3987	2 127	858	1 172	2 096	1 386	1 563	17 1
	OLD TAPPAN BORO	511	13	1190	1368	1 101	248	438	1 244	595	758	23 1
	ORADELL BORO	821	25	2334	2817	905	585	980	769	823	810	35 6
	PALISADES PARK BORO	1543	294	2157	9799	482	717	1 277	346	752	651	37 8
	PARAMUS BORO	821	97	2334	7923	3 674	6 930	2 314	13 562	4 306	6 620	35 6
	PARK RIDGE BORO	511	72	1190	2947	916	501	798	889	738	776	23 1
	RAMSEY BORO	345	57	701	4501	2 095	1 089	1 320	2 932	1 501	1 859	17 1
	RIDGEFIELD BORO	1543	131	2157	4015	923	1 091	811	1 614	942	303	37 8
	RIDGEFIELD PARK VILLAGE	1543	184	2157	5034	710	425	1 005	618	713	590	37 8
	RIDGEWOOD VILLAGE	345	150	701	8671	2 095	1 578	3 328	3 061	2 334	2 516	17 1
	RIVER EDGE BORO	821	68	2334	4180	875	377	1 088	621	708	685	35 6
	RIVER VALE TWP	511	39	1190	3070	1 491	155	1 057	448	901	787	23
	ROCHELLE PARK TWP	821	38	2334	2085	391	719	431	1 521	514	765	35 6
	ROCKLEIGH BORO	511	1	1190	59	355	562	018	353	312	322	23 1
	RUTHERFORD BORO	1374	257	1787	7080	843	1 619	1 802	4 889	1 354	2 238	39 1
	SADDLE BROOK TWP	821	137	2334	4981	959	2 318	1 083	084	1 453	1 111	35 6
	SADDLE RIVER BORO	345	12	701	1032	1 811	062	576	111	916	584	17 1
	SOUTH HACKENSACK TWP	1374	48	1787	784	178	998	191	026	442	325	39 1
	TEANECK TWP	1246	298	1900	13258	2 095	1 802	3 595	244	2 497	1 812	37 2
	TENAFLY BORO	511	89	1190	4917	1 582	554	1 807	1 178	1 308	1 275	23 1
	TETERBORO BORO	1374	0	1787	10	426	1 996	002	6 359	908	2 196	39 1
	UPPER SADDLE RIVER BORO	345	36	701	2401	1 811	609	1 155	1 733	1 192	1 327	17 1
	WALDWICK BORO	345	70	701	3396	853	378	923	474	718	697	17 1
	WALLINGTON BORO	1374	300	1787	4687	355	545	734	267	545	478	39 1
	WASHINGTON TWP	511	26	1190	3266	1 019	086	932	002	673	509	23 1

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	WESTWOOD BORO	511	114	1190	4070	852	1 013	939	1 104	935	377	23 1
	WOODCLIFF LAKE BORO	511	9	1190	1708	1 331	379	724	1 508	811	946	23 1
	WOOD-RIDGE BORO	1374	46	1787	2877	391	437	668	- 128	498	492	39 1
	WYCKOFF TWP	345	49	701	5040	2 379	677	1 834	1 323	1 630	1 553	17 1
BURLINGTON												
	BASS RIVER TWP	832	45	1975	543							46 2
	BEVERLY CITY	716	60	1327	1055	094	262	198	587	191	282	36 4
	BORDENTOWN CITY	716	102	1327	1839	147	296	387	- 089	277	185	36 4
	BORDENTOWN TWP	716	55	1327	2689	985	821	630	1 389	812	951	36 4
	BURLINGTON CITY	716	197	1327	4019	538	1 028	781	- 501	776	457	36 4
	BURLINGTON TWP	716	179	1327	4112	2 221	2 095	902	4 714	1 739	2 483	36 4
	CHESTERFIELD TWP	832	29	1975	832	281	288	307	406	228	271	46 2
	CINNAMINSON TWP	716	85	1327	4889	1 184	1 541	1 634	2 282	1 453	1 610	36 4
	DELANCO TWP	716	25	1327	1361	338	292	270	071	300	243	36 4
	DELRAN TWP	716	128	1327	5050	1 081	885	1 263	2 006	1 076	1 309	36 4
	EASTAMPTON TWP	832	40	1975	1578	594	033	381	060	329	282	46 2
	EDGEWATER PARK TWP	716	88	1327	3578	447	257	829	- 474	511	265	36 4
	EVESHAM TWP	323	82	984	11379	2 125	1 934	2 448	4 882	2 169	2 847	23 3
	FIELDSBORO BORO	716	8	1327	194	047	025	041	- 195	038	- 020	36 4
	FLORENCE TWP	716	127	1327	3723	1 909	501	731	1 454	914	1 049	36 4
	HAINESPORT TWP	832	57	1975	1246	1 029	294	243	- 077	322	372	46 2
	LUMBERTON TWP	832	67	1975	2139	739	199	442	- 051	460	532	46 2
	MANSFIELD TWP	832	52	1975	1130	1 136	193	234	367	520	482	46 2
	MAPLE SHADE TWP	323	199	984	9024	582	1 268	1 727	2 018	1 192	1 398	23 3
	MEDFORD TWP	323	125	984	7084	2 022	1 228	2 053	3 906	1 788	2 052	23 3
	MEDFORD LAKES BORO	323	48	984	1578	178	028	526	005	243	184	23 3
	MOORESTOWN TWP	323	83	984	5998	2 374	4 685	2 039	5 320	3 033	3 604	23 3
	MOUNT HOLLY TWP	832	212	1975	3910	455	1 867	847	1 004	1 057	1 044	46 2
	MOUNT LAUREL TWP	323	144	984	8922	3 464	1 940	2 244	3 575	2.549	2 806	23 3
	NEW HANOVER TWP	832	73	1975	1183							46 2
	NORTH HANOVER TWP	832	138	1975	3205							46 2
	PALMYRA BORO	716	80	1327	3295	300	374	632	384	435	422	36 4
	PEMBERTON BORO	832	23	1975	468							46 2
	PEMBERTON TWP	832	708	1975	10383							46 2
	RIVERSIDE TWP	716	142	1327	3080	241	691	579	- 909	490	140	36 4
	RIVERTON BORO	716	49	1327	1147	109	262	312	- 312	228	093	36 4
	SHAMONG TWP	832	87	1975	1584	298	084	394	016	252	193	46 2
	SOUTHAMPTON TWP	832	84	1975	3942	219	381	786	291	482	419	46 2
	SPRINGFIELD TWP	832	61	1975	1001	530	070	221	138	274	240	46 2
	TABERNACLE TWP	832	99	1975	2132	613	079	517	262	403	368	46 2
	WASHINGTON TWP	832	45	1975	300							46 2
	WESTAMPTON TWP	832	35	1975	2911	1 726	204	377	- 213	789	523	46 2
	WILLINGBORO TWP	323	322	984	11538	1 188	1 150	3 193	- 415	1 844	1 279	23 3
	WOODLAND TWP	832	60	1975	408							46 2
	WRIGHTSTOWN BORO	832	78	1975	1032							46 2

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CAMDEN												
	AUDUBON BORO	506	46	1072	3724	231	495	781	- 237	496	313	42 3
	AUDUBON PARK BORO	506	18	1072	509	023	003	087	- 025	038	022	42 3
	BARRINGTON BORO	506	131	1072	2826	249	466	603	-1 279	439	010	42 3
	BELLMAWR BORO	506	174	1072	4626	488	918	975	783	787	781	42 3
	BERLIN BORO	716	55	1553	1930	557	921	507	2 331	662	1 019	38 5
	BERLIN TWP	716	57	1553	1765	511	336	391	- 233	413	251	38 5
	BROOKLAWN BORO	506	15	1072	890	077	178	148	232	134	159	42 3
	CAMDEN CITY	3730	3288	3594	27693							63 2
	CHERRY HILL TWP	445	345	671	25722	3 781	12 598	8 014	21 297	8 130	11 422	30 1
	CHESILHURST BORO	716	26	1553	485	269	309	098	001	125	094	38 5
	CLEMENTON BORO	716	81	1553	2282	299	473	420	465	397	414	38 5
	COLLINGSWOOD BORO	445	205	671	6685	291	691	1 328	619	770	732	30 1
	GIBBSBORO BORO	716	22	1553	785	338	431	187	1 058	318	502	38 5
	GLOUCESTER TWP	716	325	1553	17478	3 819	1 427	3 894	1 032	2 980	2 493	38 5
	GLOUCESTER CITY CITY	506	209	1072	4831	363	444	821	- 796	542	208	42 3
	HADDON TWP	445	98	671	6455	421	525	1 514	068	920	724	30 1
	HADDONFIELD BORO	506	44	1072	4634	435	1 548	1 838	2 781	1 207	1 530	42 3
	HADDON HEIGHTS BORO	506	79	1072	3184	247	357	776	069	460	362	42 3
	HI-NELLA BORO	716	20	1553	901	026	018	089	- 059	048	031	38 5
	LAUREL SPRINGS BORO	716	31	1553	801	070	162	186	103	140	130	38 5
	LAWNSIDE BORO	506	76	1072	1070	224	313	219	- 156	252	150	42 3
	LINDENWOLD BORO	716	235	1553	8107	597	590	1 472	778	913	949	38 5
	MAGNOLIA BORO	506	39	1072	1709	153	216	353	214	241	234	42 3
	MERCHANTVILLE BORO	3730	40	3994	1623	099	232	370	- 187	232	128	63 2
	MOUNT EPHRAIM BORO	506	41	1072	1931	141	271	383	537	258	328	42 3
	OAKLYN BORO	506	38	1072	1841	099	206	359	083	221	187	42 3
	PENNSAUKEN TWP	3730	265	3594	12207	1 651	6 437	2 732	2 603	3 607	3 156	63 2
	PINE HILL BORO	716	134	1553	3634	621	382	691	040	451	349	38 5
	PINE VALLEY BORO	716	0	1553	11	147	020	008	023	058	050	38 5
	RUNNEMEDE BORO	506	93	1072	3409	313	449	661	234	474	414	42 3
	SOMERDALE BORO	506	68	1072	2093	213	580	440	2 113	411	936	42 3
	STRATFORD BORO	716	63	1553	2680	249	694	821	856	521	605	38 5
	TAVISTOCK BORO	506	0	1072	4	042	043	001	100	029	047	42 3
	VOORHEES TWP	716	80	1553	9201	1 816	2 211	2 819	1 982	2 191	2 191	38 5
	WATERFORD TWP	716	75	1553	3114	744	402	626	118	591	470	38 5
	WINSLOW TWP	716	348	1553	8232	3 395	768	1 584	- 582	1 916	1 391	38 5
	WOODLYNNE BORO	445	25	671	970	034	020	183	- 014	072	051	30 1
CAPE MAY												
	AVALON BORO	2377	38	3397	1287	1 244	785	868	520	966	954	41 8
	CAPE MAY CITY	2377	72	3397	2072	829	1 734	1 393	1 933	1 252	1 322	41 8
	CAPE MAY POINT BORO	2377	10	3397	172	074	007	082	020	054	048	41 8
	DENNIS TWP	2377	181	3397	1349	10 047	379	1 063	482	3 827	2 991	41 8

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	LOWER TWP	2377	429	3357	6913	1 787	1 108	4 405	- 483	4 300	3 [illegible]	41 9
	MIDDLE TWP	2377	312	3357	4220	18 344	2 870	2 997	1 162	8 [illegible]	6 433	41 9
	NORTH WILDWOOD CITY	2377	125	3357	2665	421	1 507	1 227	1 662	1 [illegible]	1 [illegible]	41 9
	OCEAN CITY CITY	2377	224	3357	7346	1 445	2 993	5 346	2 375	3 261	3 340	41 9
	SEA ISLE CITY CITY	2377	37	3357	1873	592	526	976	447	698	625	41 9
	STONE HARBOR BORO	2377	29	3357	925	307	537	454	208	433	377	41 9
	UPPER TWP	2377	459	3357	2739	1 254	1 039	2 173	705	3 488	2 793	41 9
	WEST CAPE MAY BORO	2377	40	3357	498	322	235	303	- 125	220	194	41 9
	WEST WILDWOOD BORO	2377	13	3357	145	099	030	089	068	093	072	41 9
	WILDWOOD CITY	2377	214	3357	2272	278	3 585	966	- 206	1 609	1 456	41 9
	WILDWOOD CREST BORO	2377	75	3357	1827	255	1 355	1 198	704	936	878	41 9
	WOODBINE BORO	2377	94	3357	562	1 579	208	387	483	725	644	41 9
CUMBERLAND												
	BRIDGETON CITY	2287	512	3442	7014							45 2
	COMMERCIAL TWP	2287	288	3442	1690							45 2
	DEERFIELD TWP	2287	58	3442	914	091	494	583	1 020	389	547	45 2
	DOWNE TWP	2287	116	3442	745							45 2
	FAIRFIELD TWP	2287	193	3442	1869	561	125	1 080	- 787	582	245	45 2
	GREENWICH TWP	2287	41	3442	347							45 2
	HOPEWELL TWP	2287	54	3442	1455	772	049	1 129	- 005	650	486	45 2
	LAWRENCE TWP	2287	102	3442	808							45 2
	MAURICE RIVER TWP	2287	182	3442	1286							45 2
	MILLVILLE CITY	2287	483	3442	9658	10 656	6 425	6 203	-3 228	7 761	5 014	45 2
	SHILOH BORO	2287	11	3442	220							45 2
	STOW CREEK TWP	2287	44	3442	492							45 2
	UPPER DEERFIELD TWP	2287	106	3442	2499	1 212	555	1 752	204	1 173	931	45 2
	VINELAND CITY	2287	1244	3442	18275							45 2
ESSEX												
	BELLEVILLE TWP	2045	614	2169	13798							38 5
	BLOOMFIELD TWP	2045	616	2169	18852							38 5
	CALDWELL TWP	208	84	469	3085	337	529	753	717	540	584	20 7
	CEDAR GROVE TWP	208	39	469	4179	1 284	850	1 126	251	1 080	873	20 7
	EAST ORANGE CITY	3016	2983	4656	28957							54 0
	ESSEX FELLS TWP	208	10	469	733	365	051	388	041	288	211	20 7
	FAIRFIELD TWP	208	50	469	2421	1 450	4 274	730	5 801	2 151	3 264	20 7
	GLEN RIDGE TWP	2045	30	2169	2564	365	158	908	007	476	359	38 5
	IRVINGTON TOWN	2317	2006	2300	24881							47 9
	LIVINGSTON TWP	208	71	469	5916	3 932	3 846	3 593	4 418	3 790	3 947	20 7
	MAPLEWOOD TWP	2317	172	2300	8188	1 123	1 384	2 390	- 370	1 626	1 127	47 9
	MILLBURN TWP	208	62	469	7115	2 809	2 320	3 752	2 795	2 960	2 919	20 7
	MONTCLAIR TWP	2045	810	2169	14080							38 5
	NEWARK CITY	15735	18505	18505	107584							63 3
	NORTH CALDWELL TWP	208	9	469	1895	815	141	762	030	573	437	20 7

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	NUTLEY TWP	2045	300	2169	10864	955	2 585	2 528	- 091	2 022	1 904	38 5
	CITY OF ORANGE - TWP	3016	1292	4656	12457							54 0
	ROSELAND BORO	208	17	469	1927	883	1 439	551	4 399	991	1 843	20 7
	SOUTH ORANGE VILLAGE TWP	2317	122	2300	5245	758	1 301	2 096	874	1 385	1 257	47 9
	VERONA TWP	208	94	469	5484	786	640	1 621	643	1 016	929	20 7
	WEST CALDWELL TWP	208	33	469	3720	1 208	1 523	1 211	1 915	1 314	1 439	20 7
	WEST ORANGE TWP	3016	381	4656	14670	3 398	3 260	4 185	4 611	3 615	3 880	54 0
GLOUCESTER												
	CLAYTON BORO	2107	107	2622	2051	623	216	387	212	409	360	41 7
	DEPTFORD TWP	2107	378	2622	8226	2 749	1 700	1 785	2 599	2 078	2 208	41 7
	EAST GREENWICH TWP	2107	48	2622	1945	1 872	152	351	070	392	411	41 7
	ELK TWP	2107	79	2622	1172	906	096	231	419	411	413	41 7
	FRANKLIN TWP	2107	267	2622	4481							41 7
	GLASSBORO BORO	2107	250	2622	4350	1 092	1 132	902	2 142	1 742	1 317	41 7
	GREENWICH TWP	2107	43	2622	1865	1 478	526	448	987	811	652	41 7
	HARRISON TWP	2107	60	2622	1382	261	203	306	557	237	232	41 7
	LOGAN TWP	2107	52	2622	1327	3 662	436	275	912	1 458	1 321	41 7
	MANTUA TWP	2107	113	2622	3018	1 455	661	739	882	1 [illegible]	984	41 7
	MONROE TWP	2107	296	2622	7830	2 583	915	1 557	1 176	1 652	1 423	41 7
	NATIONAL PARK BORO	2107	53	2622	1134	156	033	207	063	133	115	41 7
	NEWFIELD BORO	2107	19	2622	539							41 7
	PAULSBORO BORO	2107	143	2622	2415	327	739	445	1 646	523	309	41 7
	PITMAN BORO	2107	71	2622	3566	253	919	770	600	681	560	41 7
	SOUTH HARRISON TWP	2107	30	2622	583							41 7
	SWEDESBORO BORO	2107	69	2622	1772	120	370	146	783	312	255	41 7
	WASHINGTON TWP	2107	142	2622	11117	3 046	1 076	2 536	1 481	2 219	2 035	41 7
	WENONAH BORO	2107	14	2622	825	155	083	241	153	160	282	41 7
	WEST DEPTFORD TWP	2107	137	2622	7190	2 530	1 090	1 577	659	1 732	1 464	41 7
	WESTVILLE BORO	2107	40	2622	1907	189	685	345	518	406	459	41 7
	WOODBURY CITY	2107	152	2622	3949	233	1 956	851	1 744	1 047	1 221	41 7
	WOODBURY HEIGHTS BORO	2107	20	2622	1092	192	301	271	203	255	232	41 7
	WOOLWICH TWP	2107	39	2622	445	1 740	091	098	110	642	509	41 7
HUDSON												
	BAYONNE CITY	3970	1978	3450	25759							50 4
	EAST NEWARK BORO	3970	74	3450	675	226	278	103	114	139	116	50 4
	GUTTENBERG TOWN	15084	277	10252	3281	331	344	775	331	191	430	63 3
	HARRISON TOWN	3970	489	3450	4753	426	1 089	742	1 433	752	236	50 4
	HOBOKEN CITY	15084	3127	10252	16026							63 3
	JERSEY CITY CITY	14356	10765	10765	82987							63 3
	KEARNY TOWN	3970	725	3450	13212	2 817	3 110	2 296	10 65	2 741	1 609	50 4
	NORTH BERGEN TWP	15084	1777	10252	19881							63 3
	SECAUCUS TOWN	3970	184	3450	5298	1 231	5 445	1 349	15 808	2 [illegible]	5 987	50 4
	UNION CITY CITY	15084	3081	10252	20755							63 3

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	WEEHAWKEN TWP	15084	470	10252	5357							
	WEST NEW YORK TOWN	15084	1944	10252	15469							61 3
												61 3
HUNTERDON												
	ALEXANDRIA TWP	2548	89	3279	1042							43 9
	BETHLEHEM TWP	2548	64	3279	949	021	054	382	181	146	154	43 9
	BLOOMSBURY BORO	2548	18	3279	294	101	175	100	038	125	104	43 9
	CALIFON BORO	2548	27	3279	338							43 9
	CLINTON TOWN	2548	21	3279	701	180	380	247	703	269	377	43 9
	CLINTON TWP	2548	79	3279	2797	2 972	440	1 030	456	1 480	1 224	43 9
	DELAWARE TWP	2548	78	3279	1324							43 9
	EAST AMWELL TWP	2548	84	3279	1293							43 9
	FLEMINGTON BORO	2548	84	3279	1839	242	1 433	510	1 701	728	972	43 9
	FRANKLIN TWP	2548	39	3279	831	046	094	297	098	146	134	43 9
	FRENCHTOWN BORO	2548	25	3279	551							43 9
	GLEN GARDNER BORO	2548	19	3279	409							43 9
	HAMPTON BORO	2548	28	3279	565							43 9
	HIGH BRIDGE BORO	2548	69	3279	1442	435	125	381	109	314	263	43 9
	HOLLAND TWP	2548	88	3279	1528							43 9
	KINGWOOD TWP	2548	95	3279	1008							47 9
	LAMBERTVILLE CITY	2548	105	3279	1592							43 9
	LEBANON BORO	2548	9	3279	365	270	108	092	038	156	126	43 9
	LEBANON TWP	2548	168	3279	1792							43 9
	MILFORD BORO	2548	25	3279	415							43 9
	RARITAN TWP	2548	92	3279	3812	2 550	1 879	1 248	2 832	1 825	2 027	43 9
	READINGTON TWP	2548	111	3279	3602	2 300	662	1 436	863	1 486	1 315	47 9
	STOCKTON BORO	2548	14	3279	247							47 9
	TEWKSBURY TWP	2548	71	3279	1456	079	129	1 012	451	405	417	43 9
	UNION TWP	2548	68	3279	1148							43 9
	WEST AMWELL TWP	2548	40	3279	745							43 9
MERCER												
	EAST WINDSOR TWP	481	212	1109	7923	2 090	2 223	2 227	3 701	2 180	2 560	30 3
	EWING TWP	481	291	1109	11666	2 366	3 888	3 351	- 531	3 201	2 258	30 3
	HAMILTON TWP	3411	749	3479	30368	5 289	9 051	7 381	-2 672	5 894	3 752	49 0
	HIGHTSTOWN BORO	481	97	1109	1629	192	909	443	- 251	515	323	30 3
	HOPEWELL BORO	481	26	1109	767							30 3
	HOPEWELL TWP	481	117	1109	3590	1 324	781	1 395	401	1 167	915	30 3
	LAWRENCE TWP	3411	141	3479	7944	3 061	5 180	2 328	6 075	3 523	4 161	49 0
	PENNINGTON BORO	481	15	1109	866							30 3
	PRINCETON BORO	481	86	1109	3068	275	4 521	1 332	6 121	2 043	3 062	30 3
	PRINCETON TWP	481	161	1109	4932	1 891	923	2 380	346	1 732	1 385	30 3
	TRENTON CITY	3411	2588	3479	30628							49 0
	WASHINGTON TWP	481	42	1109	1428	2 455	350	351	870	1 052	1 007	30 3
	WEST WINDSOR TWP	481	82	1109	3306	3 255	2 203	1 167	4 841	2 208	2 966	30 3

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MIDDLESEX												
	CARTERET BORO	2372	343	3200	6537							45 5
	CRANBURY TWP	491	23	1010	766	2 042	1 173	298	1 337	1 170	1 212	37 0
	DUNELLEN BORO	652	148	1557	2293	228	272	669	- 590	390	145	34 0
	EAST BRUNSWICK TWP	2177	476	2407	13448	3 913	5 466	5 071	9 324	4 916	5 943	42 9
	EDISON TWP	652	990	1557	30286	6 734	14 022	9 358	8 705	10 038	9 705	34 0
	HELMETTA BORO	491	17	1010	305	176	058	088	315	107	159	37 0
	HIGHLAND PARK BORO	2177	152	2407	9543	395	792	1 664	- 193	951	665	42 9
	JAMESBURG BORO	491	71	1010	1481	162	293	418	- 148	290	191	37 0
	METUCHEN BORO	652	101	1557	4655	604	1 660	1 882	042	1 375	1 242	34 0
	MIDDLESEX BORO	652	104	1557	4398	558	1 573	1 422	1 411	1 318	1 341	34 0
	MILLTOWN BORO	2177	40	2407	2453	352	778	823	338	691	573	42 9
	MONROE TWP	491	133	1010	8593	1 878	382	2 390	882	1 549	1 382	37 0
	NEW BRUNSWICK CITY	2177	1549	2407	14164							42 9
	NORTH BRUNSWICK TWP	2177	182	2407	8826	2 637	3 970	3 139	7 312	3 248	4 264	42 9
	OLD BRIDGE TWP	491	476	1010	18462	8 417	1 460	5 934	732	5 270	4 135	37 0
	PERTH AMBOY CITY	2372	1633	3200	12784							46 6
	PISCATAWAY TWP	652	463	1557	12507	4 152	8 015	4 571	11 391	5 579	7 732	34 0
	PLAINSBORO TWP	491	50	1010	4474	1 377	1 042	1 523	3 680	1 314	1 976	37 0
	SAYREVILLE BORO	2372	258	3200	11408	3 447	2 144	3 319	594	3 037	2 731	45 5
	SOUTH AMBOY CITY	2372	168	3200	3718	319	736	741	- 012	598	446	46 6
	SOUTH BRUNSWICK TWP	491	150	1010	8088	5 301	3 175	2 113	7 022	3 522	4 416	37 0
	SOUTH PLAINFIELD BORO	652	150	1557	6180	1 802	4 196	2 175	1 131	2 924	2 476	34 0
	SOUTH RIVER BORO	2177	308	2407	6770	515	532	1 410	634	853	18	42 9
	SPOTSWOOD BORO	491	97	1010	2507	472	436	888	060	599	464	37 0
	WOODBRIDGE TWP	2372	798	3200	30420	5 015	11 807	10 457	12 775	9 113	10 229	46 6
MONMOUTH												
	ABERDEEN TWP	1254	216	1516	6219	1 157	1 985	2 473	181	1 872	1 449	71 5
	ALLENHURST BORO	1498	4	2315	337	064	288	160	- 042	171	111	43 1
	ALLENTOWN BORO	230	23	1079	690							43 1
	ASBURY PARK CITY	1498	765	2315	7262							43 1
	ATLANTIC HIGHLANDS BORO	1254	45	1516	1867	255	903	681	816	613	464	71 5
	AVON-BY-THE-SEA BORO	1498	26	2315	1024	085	394	334	097	271	209	43 1
	BELMAR BORO	1498	181	2315	3132	212	1 169	809	1 340	729	982	43 1
	BRADLEY BEACH BORO	1498	149	2315	2206	149	284	527	- 123	320	279	43 1
	BRIELLE BORO	1498	28	2315	1753	350	689	787	1 054	602	516	43 1
	COLTS NECK TWP	230	20	1079	2545	435	834	1 592	991	787	838	21 1
	DEAL BORO	1498	8	2315	683	295	231	508	- 058	231	204	43 1
	EATONTOWN BORO	871	105	1448	5332	1 232	4 683	1 859	5 127	2 525	3 115	43 1
	ENGLISHTOWN BORO	230	19	1079	470	121	769	092	346	328	232	21 1
	FAIR HAVEN BORO	871	30	1448	1971	329	242	1 000	850	424	488	43 1
	FARMINGDALE BORO	230	18	1079	931							21 1
	FREEHOLD BORO	230	185	1079	3715	403	3 014	1 145	1 301	1 521	1 466	21 1

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	FREEHOLD TWP	230	94	1079	7030	4 441	4 336	2 858	4 896	3 879	4 133	37 1
	HAZLET TWP	1254	138	1516	7175	1 189	1 842	2 855	2 477	1 362	2 280	31 5
	HIGHLANDS BORO	1254	94	1516	2378	136	468	752	434	452	448	31 5
	HOLMDEL TWP	1254	25	1516	3211	1 787	5 535	2 074	3 019	3 132	3 174	31 5
	HOWELL TWP	230	335	1079	11205	5 802	2 216	3 345	2 738	3 721	3 475	37 1
	INTERLAKEN BORO	1498	5	2315	396	081	010	199	003	096	073	42 3
	KEANSBURG BORO	1254	274	1516	3516							31 5
	KEYPORT BORO	1254	151	1516	3122	297	991	776	1 381	588	771	31 5
	LITTLE SILVER BORO	871	23	1448	1948	595	654	1 108	1 011	785	841	40 0
	LOCH ARBOUR VILLAGE	1498	3	2315	127	021	030	068	047	040	038	42 3
	LONG BRANCH CITY	871	816	1448	12906							40 0
	MANALAPAN TWP	230	155	1079	7636	3 079	1 297	3 273	1 193	2 536	2 201	37 1
	MANASQUAN BORO	1498	97	2315	2256	297	282	717	1 514	766	963	42 3
	MARLBORO TWP	230	78	1079	8377	4 769	1 906	3 431	4 475	3 369	3 445	37 1
	MATAWAN BORO	1254	95	1516	3183	480	1 415	1 235	1 122	1 043	1 063	31 5
	MIDDLETOWN TWP	1254	373	1516	23133	8 462	4 586	10 375	4 819	7 808	7 060	31 5
	MILLSTONE TWP	230	93	1079	1410							37 1
	MONMOUTH BEACH BORO	871	19	1448	1511	234	225	634	436	431	432	40 0
	NEPTUNE TWP	1498	559	2315	10704							42 3
	NEPTUNE CITY BORO	1498	66	2315	2287	191	1 027	881	694	633	701	42 3
	OCEAN TWP	1498	725	2315	9213	2 378	6 387	3 607	12 697	4 117	5 262	42 3
	OCEANPORT BORO	871	23	1448	2113	658	1 137	843	204	879	908	40 0
	RED BANK BORO	871	225	1448	5004	372	5 604	1 809	5 283	2 528	3 217	40 0
	ROOSEVELT BORO	230	13	1079	325							37 1
	RUMSON BORO	871	44	1448	2828	1 104	488	1 949	392	1 180	987	40 0
	SEA BRIGHT BORO	871	31	1448	1116	127	352	366	249	282	274	40 0
	SEA GIRT BORO	1498	5	2315	1056	223	372	554	197	393	336	42 3
	SHREWSBURY BORO	871	14	1448	1097	488	1 450	492	1 343	810	843	40 0
	SHREWSBURY TWP	871	27	1448	556	019	189	102	266	103	144	40 0
	SOUTH BELMAR BORO	1498	34	2315	683	042	105	171	204	106	130	42 3
	SPRING LAKE BORO	1498	37	2315	1575	278	549	752	719	526	574	42 3
	SPRING LAKE HEIGHTS BORO	1498	34	2315	2782	278	569	845	765	563	614	42 3
	TINTON FALLS BORO	871	70	1448	3296	1 255	2 279	1 159	4 999	1 564	2 423	40 0
	UNION BEACH BORO	1254	118	1516	2126	382	430	598	044	470	341	31 5
	UPPER FREEHOLD TWP	230	47	1079	1051							37 1
	WALL TWP	1498	191	2315	7350	3 688	2 898	2 598	4 309	3 061	3 373	42 3
	WEST LONG BRANCH BORO	871	23	1448	2538	601	1 793	1 058	1 477	1 150	1 232	40 0
MORRIS												
	BOONTON TOWN	280	177	798	3255	680	622	705	246	569	440	23 6
	BOONTON TWP	280	63	798	1242	1 049	253	406	1 144	569	441	23 6
	BUTLER BORO	418	84	1148	2672	553	323	600	595	492	220	29 4
	CHATHAM BORO	537	36	741	3315	660	610	1 081	463	784	704	24 1
	CHATHAM TWP	537	20	741	3598	1 244	247	1 794	393	962	809	24 1
	CHESTER BORO	769	13	1211	497							28 2
	CHESTER TWP	769	50	1211	1819							28 2

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	DENVILLE TWP	418	112	1148	4917	3 533	1 245	369	2 748	2 049	2 229	29 4
	DOVER TOWN	769	350	1211	5322	705	1 434	107	106	080	534	28 2
	EAST HANOVER TWP	280	50	798	2958	1 835	2 289	849	3 478	1 658	2 113	23 6
	FLORHAM PARK BORO	537	7	741	3039	2 106	2 584	1 081	5 429	1 924	2 800	24 1
	HANOVER TWP	280	40	798	3931	3 033	3 047	1 196	3 082	2 422	2 582	23 6
	HARDING TWP	537	7	741	1315	353	238	911	1 014	574	879	24 1
	JEFFERSON TWP	418	391	1148	5905	056	213	305	096	525	418	29 4
	KINNELON BORO	418	56	1148	2672	493	162	985	142	547	446	29 4
	LINCOLN PARK BORO	418	80	1148	3893	138	387	684	183	738	507	29 4
	MADISON BORO	537	108	741	5384	190	088	750	269	339	322	24 1
	MENDHAM BORO	537	23	741	1748							24 1
	MENDHAM TWP	537	33	741	1624	048	055	703	034	259	210	24 1
	MINE HILL TWP	769	30	1211	1211	829	032	277	087	379	306	28 2
	MONTVILLE TWP	280	98	798	4825	2 751	322	562	2 772	1 878	2 132	23 6
	MORRIS TWP	537	99	741	7245	3 039	471	2 584	587	2 365	1 922	24 1
	MORRIS PLAINS BORO	537	24	741	1831	130	959	626	3 963	1 105	1 820	24 1
	MORRISTOWN TOWN	537	349	741	7165	803	6 305	587	11 712	2 898	5 102	24 1
	MOUNTAIN LAKES BORO	280	9	798	1239	815	205	611	183	544	453	23 6
	MOUNT ARLINGTON BORO	769	37	1211	1462	190	031	352	009	131	165	28 2
	MOUNT OLIVE TWP	769	185	1211	6847	629	552	648	279	277	277	28 2
	NETCONG BORO	769	35	1211	1260	253	179	264	327	222	282	28 2
	PARSIPPANY-TROY HILLS TWP	280	360	798	18470	6 030	9 581	4 689	13 936	5 434	7 574	23 6
	PASSAIC TWP	537	35	741	2717	2 340	331	913	191	661	919	24 1
	PEQUANNOCK TWP	418	85	1148	4394	678	880	269	1 079	1 226	1 226	29 4
	RANDOLPH TWP	769	180	1211	5708	4 000	942	986	2 783	2 109	2 243	28 2
	RIVERDALE BORO	418	34	1148	877	525	285	207	128	339	288	29 4
	ROCKAWAY BORO	418	77	1148	2448	562	562	616	371	580	539	29 4
	ROCKAWAY TWP	418	191	1148	6775	2 996	1 714	1 835	4 413	2 148	2 114	29 4
	ROXBURY TWP	769	194	1211	5460	4 413	1 162	1 709	1 111	2 448	2 128	28 2
	VICTORY GARDENS BORO	769	32	1211	407	056	005	019	009	047	031	28 2
	WASHINGTON TWP	769	124	1211	4789	198	251	1 255	362	568	611	28 2
	WHARTON BORO	418	79	1148	1976	549	479	477	129	521	411	29 4
OCEAN												
	BARNEGAT TWP	859	122	2258	3156	3 541	297	864	617	1 567	1 103	43 1
	BARNEGAT LIGHT BORO	859	14	2258	405	149	161	112	142	161	161	44 6
	BAY HEAD BORO	730	9	2161	565	127	136	221	150	161	163	44 6
	BEACH HAVEN BORO	859	26	2258	942	212	558	267	037	246	268	43 1
	BEACHWOOD BORO	859	86	2258	2646	583	274	759	110	533	432	43 1
	BERKELEY TWP	859	259	2258	15928	5 573	922	2 853	738	3 116	2 521	43 1
	BRICK TWP	730	494	2161	24040	5 544	4 201	6 634	1 819	5 460	4 592	44 6
	DOVER TWP	730	537	2161	25834	8 838	11 897	7 969	10 933	9 569	9 909	44 6
	EAGLESWOOD TWP	859	28	2258	399							43 1
	HARVEY CEDARS BORO	859	7	2258	297	117	087	055	039	079	069	43 1
	ISLAND HEIGHTS BORO	730	19	2161	631	127	059	179	028	122	039	44 6
	JACKSON TWP	859	280	2258	8654	2 666	2 347	2 875	2 992	2 629	2 695	43 1

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	LACEY TWP	859	231	2258	7290	4 862	1 689	1 682	2 222	2 744	2 514	53 1
	LAKEHURST BORO	859	90	2258	905	200	495	256	749	317	425	53 1
	LAKEWOOD TWP	730	742	2161	15893							46 6
	LAVALLETTE BORO	730	25	2161	1122	138	444	300	164	294	512	46 6
	LITTLE EGG HARBOR TWP	859	193	2258	4193	2 207	146	1 017	304	423	918	53 1
	LONG BEACH TWP	859	58	2258	2487	913	350	587	268	619	531	53 1
	MANCHESTER TWP	859	158	2258	17100	5 572	771	3 808	791	3 384	2 726	53 1
	MANTOLOKING BORO	730	2	2161	204	393	099	191	271	114	154	46 6
	OCEAN TWP	859	63	2258	1621	3 041	210	441	163	231	882	53 1
	OCEAN GATE BORO	859	33	2258	810	106	024	140	039	090	077	53 1
	PINE BEACH BORO	859	8	2258	872	127	156	224	257	169	191	53 1
	PLUMSTED TWP	859	145	2258	1795							53 1
	POINT PLEASANT BORO	730	136	2161	7488	786	2 261	2 135	1 925	1 727	1 999	46 6
	POINT PLEASANT BEACH BORO	730	78	2161	2307	319	215	724	393	753	661	46 6
	SEASIDE HEIGHTS BORO	730	78	2161	1206	014	696	179	511	317	265	46 6
	SEASIDE PARK BORO	730	40	2161	852	127	416	265	481	270	322	46 6
	SHIP BOTTOM BORO	859	35	2258	690	151	459	202	411	271	306	53 1
	SOUTH TOMS RIVER BORO	859	81	2258	1058	258	148	305	134	238	211	53 1
	STAFFORD TWP	859	172	2258	5027	4 126	1 453	1 292	2 337	2 291	2 302	53 1
	SURF CITY BORO	859	32	2258	866	138	218	198	158	185	178	53 1
	TUCKERTON BORO	859	77	2258	1054	186	404	258	060	483	347	53 1
PASSAIC												
	BLOOMINGDALE BORO	1082	108	1922	2790	1 477	104	559	156	713	496	29 4
	CLIFTON CITY	4533	1070	4293	31372	3 976	7 596	5 845	10 285	5 806	6 926	51 6
	HALEDON BORO	1082	119	1922	2760	462	321	459	154	414	272	29 4
	HAWTHORNE BORO	1082	192	1922	7358	1 221	1 218	1 408	887	1 282	1 183	29 4
	LITTLE FALLS TWP	1082	90	1922	4438	994	1 240	1 054	849	1 098	1 034	29 4
	NORTH HALEDON BORO	1082	49	1922	2655	1 243	213	636	291	697	596	29 4
	PASSAIC CITY	4533	3224	4293	19928							51 6
	PATERSON CITY	7036	7023	7023	46629							63 3
	POMPTON LAKES BORO	1082	68	1922	3871	1 012	482	883	402	792	695	29 4
	PROSPECT PARK BORO	1082	127	1922	1991	160	057	327	266	181	069	29 4
	RINGWOOD BORO	1082	117	1922	4011							29 4
	TOTOWA BORO	1082	89	1922	3573	1 420	2 144	781	2 030	1 448	1 594	29 4
	WANAQUE BORO	1082	123	1922	3332	590	232	675	030	499	367	29 4
	WAYNE TWP	1082	239	1922	15901	8 836	6 286	4 324	8 487	6 482	6 983	29 4
	WEST MILFORD TWP	1082	466	1922	7822	087	455	1 675	910	739	782	29 4
	WEST PATERSON BORO	1082	135	1922	4241	1 047	564	848	022	819	609	29 4
SALEM												
	ALLOWAY TWP	2377	84	3357	971							41 8
	CARNEYS POINT TWP	2377	102	3357	3342	1 842	292	2 298	297	1 477	1 018	41 8
	ELMER BORO	2377	18	3357	611							41 8
	ELSINBORO TWP	2377	29	3357	555	056	046	414	122	152	159	41 8

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HOUSING NEED CALCULATION
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COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
	LOWER ALLOWAYS CREEK TWP	2377	53	3357	615							41 8
	MANNINGTON TWP	2377	71	3357	606							41 8
	OLDMANS TWP	2377	31	3357	671	3 028	568	459	468	1 352	1 131	41 8
	PENNS GROVE BORO	2377	187	3357	2218	223	951	1 002	134	729	513	41 8
	PENNSVILLE TWP	2377	198	3357	5719	1 990	3 817	4 033	5 931	2 280	977	41 8
	PILESGROVE TWP	2377	67	3357	1071							41 8
	PITTSGROVE TWP	2377	120	3357	2607	197	224	1 727	537	716	403	41 8
	QUINTON TWP	2377	89	3357	1103							41 8
	SALEM CITY	2377	200	3357	2843	590	2 124	1 540	5 032	1 418	195	41 8
	UPPER PITTSGROVE TWP	2377	75	3357	1114							41 8
	WOODSTOWN BORO	2377	45	3357	1408							41 8
SOMERSET												
	BEDMINSTER TWP	655	37	834	3539	1 331	1 397	771	397	1 166	974	31 2
	BERNARDS TWP	655	42	834	5418	3 341	2 018	2 290	5 033	2 550	3 170	31 2
	BERNARDSVILLE BORO	655	54	834	2344	928	537	1 398	217	954	770	31 2
	BOUND BROOK BORO	655	201	834	3387	352	1 067	1 029	2 364	916	921	31 2
	BRANCHBURG TWP	222	34	1072	2741	2 219	684	1 129	1 349	1 344	1 345	32 3
	BRIDGEWATER TWP	655	160	834	8913	6 920	3 452	4 181	11 192	4 811	3 312	31 2
	FAR HILLS BORO	655	7	834	237	095	111	176	290	150	185	31 2
	FRANKLIN TWP	222	344	1072	12151	4 220	4 336	4 240	10 897	4 199	5 973	32 3
	GREEN BROOK TWP	655	32	834	1394	1 011	695	564	1 164	757	958	31 2
	HILLSBORO TWP	222	103	1072	9248	3 795	673	2 791	1 049	2 420	2 077	32 3
	MANVILLE BORO	222	183	1072	3787	549	471	1 113	2 283	911	937	32 3
	MILLSTONE BORO	222	2	1072	1162	093	014	093	418	047	045	32 3
	MONTGOMERY TWP	222	47	1072	2516	014	1 430	1 102	772	849	829	32 3
	NORTH PLAINFIELD BORO	655	208	834	7154	593	947	2 190	802	1 244	1 133	31 2
	PEAPACK AND GLADSTONE BORO	655	25	834	784	439	257	326	429	341	383	31 2
	RARITAN BORO	222	122	1072	2210	439	1 817	619	2 003	958	1 221	32 3
	ROCKY HILL BORO	222	6	1072	256							32 3
	SOMERVILLE BORO	222	154	1072	4467	505	3 969	1 391	7 433	1 955	3 325	32 3
	SOUTH BOUND BROOK BORO	222	77	1072	1551	154	094	405	319	218	194	32 3
	WARREN TWP	655	52	834	3172	4 306	1 093	1 664	1 815	2 355	2 220	31 2
	WATCHUNG BORO	655	17	834	1753	1 318	1 248	1 063	362	1 210	817	31 2
SUSSEX												
	ANDOVER BORO	755	19	2315	301							33 8
	ANDOVER TWP	755	53	2315	1644	1 222	139	158	272	573	498	33 8
	BRANCHVILLE BORO	755	12	2315	372							33 8
	BYRAM TWP	755	111	2315	2603							33 8
	FRANKFORD TWP	755	122	2315	1712							33 8
	FRANKLIN BORO	755	87	2315	1632							33 8
	FREDON TWP	755	28	2315	830	444	027	194	021	271	161	33 8
	GREEN TWP	755	48	2315	878							33 8
	HAMBURG BORO	755	42	2315	833							33 8

EXHIBIT 1
NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
BASE DATA FOR MUNICIPAL LOW & MODERATE INCOME
HOUSING NEED CALCULATION
01 MAY 86

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
	HAMPTON TWP	755	65	2315	1478	829	022	291	- 013	381	282	33 8
	HARDYSTON TWP	755	118	2315	1795							33 8
	HOPATCONG BORO	755	233	2315	5233							33 8
	LAFAYETTE TWP	755	50	2315	648							33 8
	MONTAGUE TWP	755	87	2315	919							33 8
	NEWTON TOWN	755	149	2315	3100	624	918	514	563	685	655	33 8
	OGDENSBURG BORO	755	47	2315	859							33 8
	SANDYSTON TWP	755	84	2315	633							33 8
	SPARTA TWP	755	132	2315	5245							33 8
	STANHOPE BORO	755	44	2315	1349							33 8
	STILLWATER TWP	755	100	2315	1507							33 8
	SUSSEX BORO	755	86	2315	922							33 8
	VERNON TWP	755	383	2315	6688							33 8
	WALPACK TWP	755	9	2315	97							33 8
	WANTAGE TWP	755	231	2315	2783							33 8
UNION												
	BERKELEY HEIGHTS TWP	1162	24	1549	3932	1 826	907	1 585	1 172	1 439	1 372	33 1
	CLARK TWP	795	45	925	5740	1 272	1 659	1 551	- 101	1 494	1 095	28 6
	CRANFORD TWP	795	121	925	8484	1 378	2 683	2 382	3 160	2 147	2 400	28 6
	ELIZABETH CITY	30 9	4463	4463	40335							59 4
	FANWOOD BORO	1162	20	1549	2861	362	302	773	345	479	445	33 1
	GARWOOD BORO	795	53	925	1785	197	700	389	514	422	445	28 6
	HILLSIDE TWP	667	448	1947	7333							38 2
	KENILWORTH BORO	667	56	1947	2828	562	1 885	816	292	1 021	839	38 2
	LINDEN CITY	667	699	1947	15088	3 075	5 999	2 898	-1 985	3 991	2 497	38 2
	MOUNTAINSIDE BORO	795	9	925	2461	1 152	1 312	979	487	1 148	982	28 6
	NEW PROVIDENCE BORO	1162	44	1549	4342	983	2 551	1 470	2 779	1 668	1 946	33 1
	PLAINFIELD CITY	1162	1201	1549	15991							33 1
	RAHWAY CITY	795	439	925	10122	1 123	2 781	2 099	885	2 001	1 717	28 6
	ROSELLE BORO	667	336	1947	7863							38 2
	ROSELLE PARK BORO	667	141	1947	5141	369	925	1 082	158	657	532	38 2
	SCOTCH PLAINS TWP	1162	101	1549	7581	2 584	782	2 387	921	1 917	1 668	33 1
	SPRINGFIELD TWP	795	63	925	6307	1 480	2 378	1 573	1 919	1 804	1 833	28 6
	SUMMIT CITY	1162	159	1549	8445	1 685	2 780	3 302	2 440	2 582	2 547	33 1
	UNION TWP	667	307	1947	18707	2 528	6 817	4 360	113	4 568	3 454	38 2
	WESTFIELD TOWN	795	156	925	10714	1 826	1 525	3 845	989	2 398	2 046	28 6
	WINFIELD TWP	795	38	925	712	048	008	123	022	060	050	28 6
WARREN												
	ALLAMUCHY TWP	2548	29	3279	1393							43 8
	ALPHA BORO	2548	35	3279	993	374	47	250	- 015	257	189	43 8
	BELVIDERE TOWN	2548	32	3279	1007							43 8
	BLAIRSTOWN TWP	2548	115	3279	1792							43 8
	FRANKLIN TWP	2548	52	3279	813	038	091	230	- 035	120	081	43 9

EXHIBIT 1
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COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
	FRELINGHUYSEN TWP	2548	42	3279	574							43 8
	GREENWICH TWP	2548	38	3279	802	1 684	065	167	074	639	498	43 8
	HACKETTSTOWN TOWN	2548	134	3279	3273	659	1 990	824	1 427	1 124	1 200	43 9
	HARDWICK TWP	2548	51	3279	351							43 8
	HARMONY TWP	2548	77	3279	939	487	089	254	215	270	258	43 8
	HOPE TWP	2548	41	3279	988							43 8
	INDEPENDENCE TWP	2548	99	3279	1135	088	062	294	158	148	151	43 8
	KNOWLTON TWP	2548	67	3279	793	140	109	194	022	148	116	43 9
	LIBERTY TWP	2548	52	3279	894							43 9
	LOPATCONG TWP	2548	94	3279	1898	1 078	069	504	- 433	550	304	43 8
	MANSFIELD TWP	2548	113	3279	2444	135	133	586	- 020	278	204	43 9
	OXFORD TWP	2548	53	3279	804							43 9
	PAHAQUARRY TWP	2548	0	3279	13							43 8
	PHILLIPSBURG TOWN	2548	275	3279	6387							43 9
	POHATCONG TWP	2548	78	3279	1364	279	122	335	338	579	519	43 8
	WASHINGTON BORO	2548	117	3279	2875	417	392	586	- 304	465	273	43 9
	WASHINGTON TWP	2548	90	3279	1621	987	417	457	309	587	518	43 8
	WHITE TWP	2548	69	3279	1186							43 9

EXHIBIT 2 - BASE DATA BY HOUSING REGION

REGION	COLUMN A 1987 REGIONAL AVERAGE PERCENT DETERIORATION	COLUMN B REGIONAL POOL OF EXCESS DEFICIENT HOUSING UNITS	COLUMN C 1993 PROSPECTIVE NEED	COLUMN D 1987-1993 FILTERING ESTIMATES	COLUMN E 1980 MULTIFAMILY UNIT TOTALS	COLUMN F 1987-1993 RESIDENTIAL CONVERSION ESTIMATES	COLUMN G 1980 2-4 FAMILY UNIT TOTALS	COLUMN H 1987-1993 SPONTANEOUS REHABILITATION ESTIMATES	COLUMN I 1983/1984 AGGREGATE PER CAPITA INCOME ($)
1	.075	17,676	5,509	12,202	410,977	5,118	224,294	1,884	21,112,820,558
2	.047	8,829	9,759	12,678	334,839	3,257	165,631	1,194	22,029,857,240
3	025	1,631	13,661	7,222	104,428	1,048	50,697	384	12,235,480,836
4	.015	750	23,752	6,706	71,799	662	29,269	243	9,830,614,791
5	.026	4,060	18,179	9,587	121,352	1,478	42,692	542	14,201,442,966
6	.042	1,465	9,561	3,494	57,287	1,174	27,873	431	4,592,475,839

APPENDIX C

Growth Area Allocation Index Totals

GROWTH AREA ALLOCATION INDEX TOTALS UPON WHICH ALLOCATION PERCENTAGES ARE BASED[1]

REGION	*1984 TOTAL COVERED EMPLOYMENT*	*1977-1984 REGRESSED ANNUAL COVERED EMPLOYMENT CHANGE*
1. Northeast	530,670	9,248
2. Northwest	472,159	13,295
3. West Central	347,443	10,622
4. East Central	187,414	6,618
5. Southwest	362,365	10,249
6. South-Southwest	152,928	6,353
Total	2,052,979	56,385

REGION	*GROWTH AREA[2] IN ACRES*	*1983-1984 AGGREGATE PER CAPITA INCOME*
1. Northeast	180,278	$15,200,259,200
2. Northwest	227,868	$14,100,784,128
3. West Central	291,294	$10,539,986,795
4. East Central	301,384	$ 8,549,553,470
5. Southwest	409,260	$12,406,160,844
6. South-Southwest	258,254	$ 3,556,207,381
Total	1,668,338	$64,352,951,818

Notes

1. For all communities in the growth area with the exception of selected Urban Aid Cities. See Technical Appendix, *infra*.

2. Includes applicable growth area designations of the *State Development Guide Plan*, Pinelands Commission, and the Coastal Zone. See Technical Appendix, *infra*.

Source: Rutgers University, Center for Urban Policy Research, 1986

SECTION 8 INCOME LIMITS BY COUNTY

COUNTY		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Atlantic	Moderate Income (80%)	$14,850	$16,950	$19,100	$21,200	$22,550	$23,850	$25,200	$26,500
	Low Income (50%)	9,300	10,600	11,900	13,250	14,300	15,350	16,450	17,500
Bergen	Moderate Income (80%)	20,380	23,300	26,210	29,210	30,940	32,760	34,580	36,400
	Low Income (50%)	12,740	14,560	16,380	18,200	19,340	20,475	21,610	22,750
Burlington	Moderate Income (80%)	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
	Low Income (50%)	10,700	12,200	13,700	15,250	16,450	17,700	18,900	20,150
Camden	Moderate Income (80%)	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
	Low Income (50%)	10,700	12,200	13,700	15,250	16,450	17,700	18,900	20,150
Cape May	Moderate Income (80%)	14,850	16,950	19,100	21,200	22,550	23,850	25,200	26,500
	Low Income (50%)	9,300	10,600	11,900	13,250	14,300	15,350	16,450	17,500
Cumberland	Moderate Income (80%)	14,300	16,300	18,350	20,400	21,700	22,950	24,250	25,500
	Low Income (50%)	8,950	10,200	11,450	12,750	13,750	14,800	15,800	16,850
Essex	Moderate Income (80%)	19,770	22,590	25,420	28,240	30,010	31,770	33,540	35,300
	Low Income (50%)	12,355	14,120	15,885	17,650	18,755	19,855	20,960	22,065
Gloucester	Moderate Income (80%)	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
	Low Income (50%)	10,700	12,200	13,700	15,250	16,450	17,700	18,900	20,150
Hudson	Moderate Income (80%)	14,050	16,100	18,100	20,100	21,350	22,600	23,850	25,150
	Low Income (50%)	8,800	10,050	11,300	12,550	13,550	14,550	15,550	16,550
Hunterdon	Moderate Income (80%)	21,620	24,700	27,790	30,880	32,810	34,740	36,670	38,600
	Low Income (50%)	13,510	15,440	17,370	19,300	20,505	21,710	22,920	24,125
Mercer	Moderate Income (80%)	18,950	21,700	24,400	27,100	28,800	30,500	32,200	33,900
	Low Income (50%)	11,850	13,550	15,250	16,950	18,300	19,650	21,000	22,350
Middlesex	Moderate Income (80%)	21,620	24,700	27,790	30,880	32,810	34,740	36,670	38,600
	Low Income (50%)	13,510	15,440	17,370	19,300	20,505	21,710	22,920	24,125

SECTION 8 INCOME LIMITS BY COUNTY

COUNTY		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Monmouth	Moderate Income (80%)	17,900	20,500	23,050	25,600	27,600	29,600	31,600	[illegible]
	Low Income (50%)	11,200	12,800	14,400	16,000	17,300	18,550	19,850	[illegible]
Morris	Moderate Income (80%)	19,770	22,590	25,420	28,240	30,510	32,770	35,040	[illegible]
	Low Income (50%)	12,355	14,120	15,885	17,650	18,755	19,855	20,960	[illegible]
Ocean	Moderate Income (80%)	17,900	20,500	23,050	25,600	27,600	29,600	[illegible]	[illegible]
	Low Income (50%)	11,200	12,800	14,400	16,000	17,300	18,550	[illegible]	[illegible]
Passaic	Moderate Income (80%)	20,380	23,300	26,210	29,210	[illegible]	[illegible]	[illegible]	[illegible]
	Low Income (50%)	12,740	14,560	16,380	18,200	[illegible]	[illegible]	[illegible]	[illegible]
Salem	Moderate Income (80%)	17,550	20,100	22,600	25,100	26,950	28,950	[illegible]	[illegible]
	Low Income (50%)	11,000	12,550	14,150	15,700	16,950	18,200	[illegible]	[illegible]
Somerset	Moderate Income (80%)	21,620	24,700	27,790	30,880	[illegible]	[illegible]	[illegible]	[illegible]
	Low Income (50%)	13,510	15,440	17,370	19,300	20,505	[illegible]	[illegible]	[illegible]
Sussex	Moderate Income (80%)	19,770	22,590	[illegible]	28,240	30,510	[illegible]	[illegible]	[illegible]
	Low Income (50%)	12,355	14,120	15,885	17,650	18,755	[illegible]	[illegible]	[illegible]
Union	Moderate Income (80%)	19,770	22,590	[illegible]	28,240	30,510	[illegible]	[illegible]	[illegible]
	Low Income (50%)	[illegible]	[illegible]	15,885	17,650	18,755	[illegible]	[illegible]	[illegible]
Warren	Moderate Income (80%)	[illegible]	[illegible]	23,050	25,600	[illegible]	[illegible]	[illegible]	[illegible]
	Low Income (50%)	[illegible]	[illegible]	14,400	16,000	[illegible]	[illegible]	[illegible]	[illegible]

Source 1. US Dept of Housing and Urban Development estimates as of October 21, 1985

2. For areas of unusually high income a maximum income limit has been established at the national median family income level of $31,000 applicable to the four person income limit for lower income (moderate) families. These figures above do not reflect this limit or cap

APPENDIX E

Average Cost of Replacing Major Systems for Housing Rehabilitation

APPENDIX E
AVERAGE COST OF REPLACING MAJOR SYSTEMS FOR HOUSING REHABILITATION[1]

	LOW RISE	HIGH RISE
Plumbing	$ 3,000	$ 3,300
HVAC[2]	2,500	5,500
Electric	1,000	6,000
Dry Wall, Carpentry, Insulation	5,000	10,400
Painting	750	850
Roofing, Flashing	1,400	1,300
Windows	550	950
Kitchen Cabinets	850	1,100
Flooring	1,700	1,400
Ceramic Tile	450	450
TOTAL AVERAGE	$19,200	$31,250
AVERAGE OF TOTAL AVERAGE	$ 9,600	$15,625

[1] These are average figures that are not adjusted by municipality.

[2] Heating, ventilation, air conditioning.

Source: New Jersey Housing and Mortgage Finance Agency, April, 1986

APPENDIX F

County Review Checklists

COUNTY REVIEW CHECKLIST

The Act allows a municipality to transfer up to 50% of its low and moderate income housing obligation to a willing receiving municipality. The terms of this transfer are determined by the individual negotiations between willing sending and receiving municipalities within the same housing region as adopted by the Council.

Recognizing the need for sound regional comprehensive planning, the Act permits the county of the receiving municipality to review the proposed RCA and submit its comments and recommendations to the Council. The Act indicates that this review shall be performed by the county planning board or other designated agency and that in its review, the county "shall consider the master plan and zoning ordinance of the sending and receiving municipalities, its own county master plan and the State development and redevelopment plan."

The Act permits the Council to establish time limits for county review and, since the Council views expedient review of RCAs as crucial, it shall impose a 30 day limit for the county to complete its review. The Council may provide a 15 day extension if the county requests such an extension for legitimate reasons. If the county is unable to complete its review within the allotted time, or if there is no county planning board or designated county agency, the Council shall perform the required review.

To facilitate county review, the Council has developed a four section checklist. This checklist is to be completed as part of the county review process.

COUNTY REVIEW CHECKLIST

For Sound Comprehensive Regional Planning
Of Proposed Low and Moderate Income Housing Sites
Proposed Through Regional Contribution Agreements

SECTION I ACCESS TO EMPLOYMENT OPPORTUNITIES

A. Does the proposed agreement provide realistic housing opportunities within convenient access to employment opportunities ?

Housing Site(s) Proposed			Check One		If Access Possible, Briefly Explain on Attached Sheet, By Site #
Loc	#		Yes	No	
1. Within Receiving Munic.		A	/ /	/ /	/ /
		B	/ /	/ /	/ /
		C	/ /	/ /	/ /
2. Within Sending Munic.		A.	/ /	/ /	/ /
		B.	/ /	/ /	/ /
		C.	/ /	/ /	/ /

B. Is the proposed housing served by available transit?

Housing Site(s) Proposed			Check Appropriate Boxes If yes, check Type(s) of Service					If Transit Possible, Briefly Explain On Attached Sheet by Site #
					Inter-Municipal			
Loc	#		Yes	Munic	County	Inter-co	No	
1. Within Receiving Munic.		A	/ /	/ /	/ /	/ /	/ /	/ /
		B	/ /	/ /	/ /	/ /	/ /	/ /
		C	/ /	/ /	/ /	/ /	/ /	/ /
2. Within Sending Munic.		A	/ /	/ /	/ /	/ /	/ /	/ /
		B	/ /	/ /	/ /	/ /	/ /	/ /
		C	/ /	/ /	/ /	/ /	/ /	/ /

1) These sites represent possible alternate locations of sites within the sending municipality that would be developed for housing in the absence of a successful RCA

SECTION II CURRENTLY ADOPTED AND/OR OFFICIAL LAND USE ELEMENT CONSISTENCY REVIEW (ATTACH RELEVENT PAGES OF DOCUMENTS CITED BELOW)

	Check One Complies In Whole	Complies In Part(Explain)	Direct Conflicts In Whole	Explanation (Attach Additional Sheets As Necessary)
A.1 Receiving Munic (a) Master Plan Of , Adopted	/ /	/ /	/ /	
(b) Zoning Ordinance Of , Adopted	/ /	/ /	/ /	
2 Sending Munic (a) Master Plan Of , Adopted:	/ /	/ /	/ /	
(b) Zoning Ordinance Of: , Adopted:	/ /	/ /	/ /	
B.1. Receiving County Land Use Element Of: County; Adopted:	/ /	/ /	/ /	
2 Sending County (if different from B.1) Land Use Element of: County; Adopted:	/ /	/ /	/ /	
C.1 Other Regional Plan Land Use Element(s) 2) Affecting; (a) Receiving Munic: ; Adopted:	/ /	/ /	/ /	
(b) Sending Munic: ; Adopted:	/ /	/ /	/ /	
D.1 State Development Redevelopment Plan (S D R P.) 3) (a) Receiving Munic.	/ /	/ /	/ /	
(b) Sending Munic.	/ /	/ /	/ /	

2) For example, is site(s) consistent with Hackensack Meadowland Development Commission's Adopted Land Use Element?

3) Use official State Development Guide Plan until S.D.R.P. is adopted.

SECTION III CURRENTLY ADOPTED TRANSPORTATION PLAN AND/OR PROGRAM E-
LEMENT CONSISTENCY REVIEW (ATTACH RELEVANT PAGES OF
DOCUMENTS CITED BELOW)

	Check Complies In Whole	Check Complies In Part (Explain)	Check Conflicts In Whole	Brief Explanation (Attach Additional Sheets As Necessary)
A 1 Receiving Munic				
(a) Plan of , Adopted	/ /	/ /	/ /	
(b) Program of , Adopted	/ /	/ /	/ /	
B 1. Receiving County				
(a) Plan Of , Adopted.	/ /	/ /	/ /	
(b) Program Of , Adopted	/ /	/ /	/ /	
2 Sending County (if different from B 1)				
(a) Plan of , Adopted	/ /	/ /	/ /	
(b) Program of , Adopted	/ /	/ /	/ /	
C Other Regional Plan/Prog 4)				
(a) Receiving Munic				
(1) Plan, Adopted	/ /	/ /	/ /	
(2) Program,Adopted	/ /	/ /	/ /	
(b) Sending Munic				
(1) Plan; Adopted	/ /	/ /	/ /	
(2) Program;Adopted	/ /	/ /	/ /	
D State Plan/Prog 4)				
(a) Plan; Adopted				
(1) Receiving Munic	/ /	/ /	/ /	
(2) Sending Munic	/ /	/ /	/ /	
(2) Program;Adopted				
(1) Receiving Munic	/ /	/ /	/ /	
(2) Sending Munic	/ /	/ /	/ /	

4) For example, is site(s) consistent with applicable H M P C and/or N J Turnpike plans and programs

5) Use current and official State Transportation Plan and Program as prepared by the N J Department of Transportation

SECTION IV CURRENTLY ADOPTED WATER QUALITY MANAGEMENT PLAN (208) (ATTACH RELEVANT PAGES OF DOCUMENT)

A Is the proposed housing consistent with the 208 Plan?

	Housing Site(s) Proposed Loc #	Check One Yes	No
1 Within Receiving Munic	A	/	/
	B	/	/
	C	/	/
2 Within Sending Munic	A	/	/
	B	/	/
	C	/	/

This review is certified by the undersigned as representing a true and accurate statement of fact

Based on this review, it is found that the following sites are

	Housing Site(s) Proposed Loc #	In Keeping With Sound Regional Comprehensive Planning	Not in Keeping With Sound Regional Comprehensive Planning
1 Within Receiving Munic	A	/ /	/ /
	B	/ /	/ /
	C	/ /	/ /
2 Within Sending Munic	A	/ /	/ /
	B	/ /	/ /
	C	/ /	/ /

CERTIFIED BY DATE

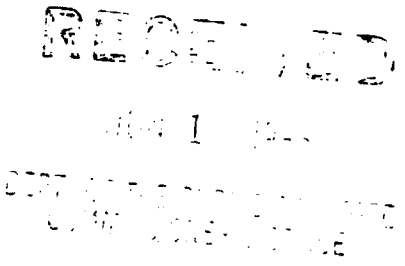
TYPE NAME

TITLE

REPRESENTING

PROFESSIONAL LICENSE # (AS APPLICABLE)

EXHIBIT J



MUNICIPAL PRESENT, PROSPECTIVE, AND PRE-CREDITED NEED

The following figures reflect the gross, aggregate and unadjusted fair share calculations for each municipality determined pursuant to the method outlined in Subchapter 5 of the substantive rules and related base data.

These figures are illustrative of the method described and do not account for crediting (Subchapter 6), drastic alterations (Subchapter 7) and adjustments (Subchapter 8) which may apply to individual municipalities, and which may ultimately result in a lower estimate of the municipal obligation.

From N.J. Council on
Affordable Housing

May 21, 1986

1987-1993 LOW AND MODERATE NEED ESTIMATES BY STATE AND REGION

- HOUSING DEFICIENT PRESENT NEED -
- HISTORIC MODEL PROSPECTIVE NEED -
- FAIR SHARE PRESENT NEED ALLOCATION -
- FAIR SHARE PROSPECTIVE NEED ALLOCATION -

—

Accounting for:
Demolition, Filtering, Residential Conversion,
and Spontaneous Rehabilitation

	1987 Present Need 1987-1993 Prospective Need
CALCULATING NEED	
Indigenous Need	85,134
Reallocated Present Need	34,411
Prospective Need	80,421
Total Need	199,966
Demolition	13,367
Filtering	-51,004
Residential Conversion	-12,102
Spontaneous Rehabilitation	-4,520
STATEWIDE PRE-CREDITED NEED	145,707 *
REGIONAL NEED	
Northeast	42,534
Northwest	28,773
West Central	14,720
East Central	23,247
Southwest	21,884
South-Southwest	14,549

* The Council on Affordable Housing is prepared to adjust municipal housing need such that predredited final need will not exceed twenty percent of a municipality's occupied housing units in 1987. This adjustment is to prevent a municipality from experiencing a drastically altered development pattern as per Section 7 of the Fair Housing Act. The adjustment, if pursued by all municipalities who qualify, will not diminish statewide need by more that 1421 housing units.

THE MOUNT LAUREL HOUSING REGION COUNTY GROUPS

Region 1 - Northeast

Bergen
Hudson
Passaic

Region 2 - Northwest

Essex
Morris
Sussex
Union

Region 3 - West Central

Hunterdon
Middlesex
Somerset
Warren

Region 4 - East Central

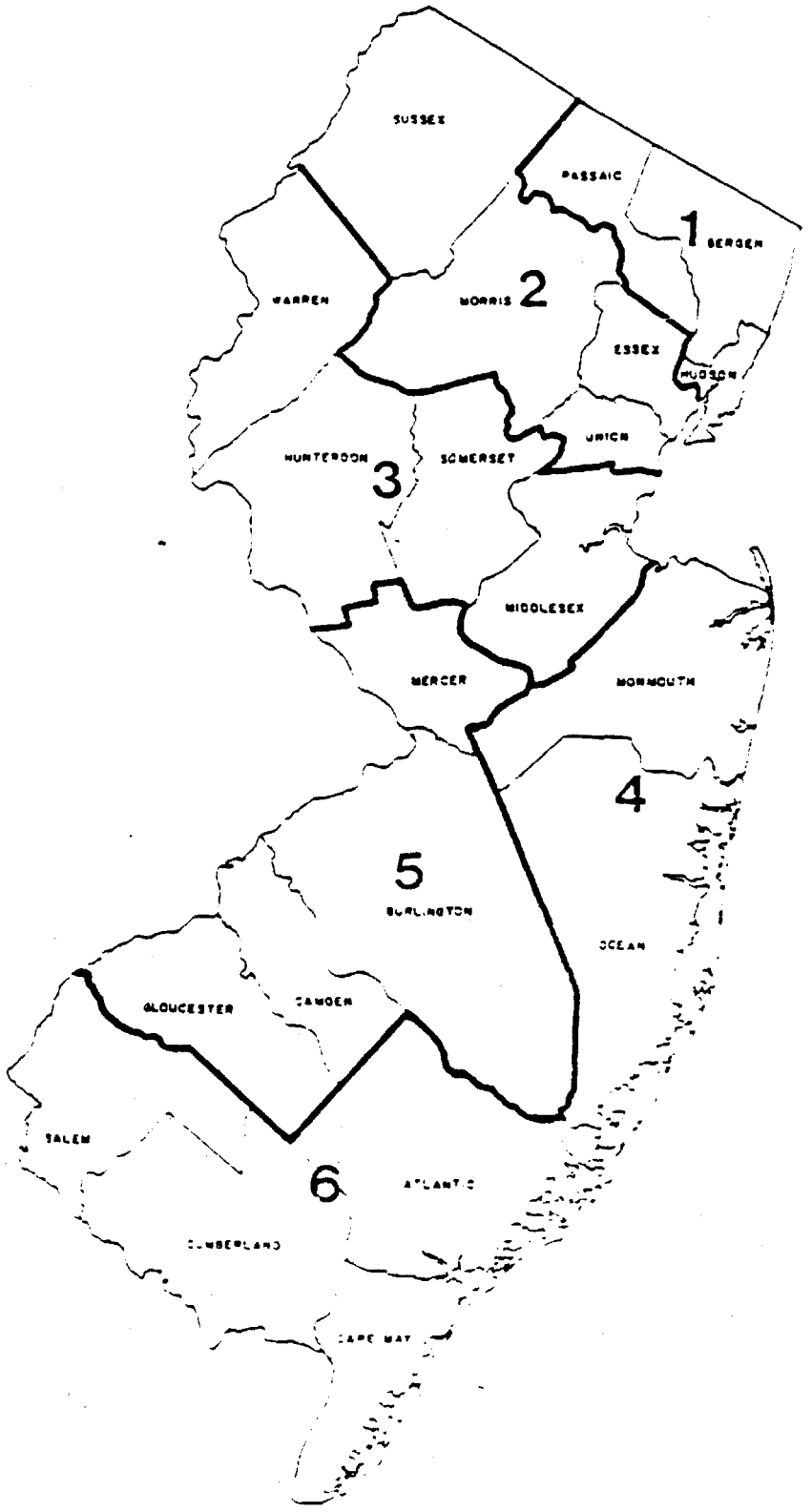
Monmouth
Ocean

Region 5 - Southwest

Burlington
Camden
Gloucester
Mercer

Region 6 - South-Southwest

Atlantic
Cape May
Cumberland
Salem



NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
ATLANTIC													
	ABSECON CITY	44	44	24	68	131	199	2	-15	6	-8	171	0
	ATLANTIC CITY CITY	1223	745	246	990	3258	4248	903	-842	-204	-28	4076	531
	BRIGANTINE CITY	84	84	25	109	119	228	16	117	-51	-10	65	0
	BUENA BORO	45	45	11	56	71	127	2	22	13	-3	90	0
	BUENA VISTA TWP.	153	86	.	86	.	86	8	-9	4	-5	75	0
	CORBIN CITY CITY	7	5	.	5	.	5	0	0	0	0	4	0
	EGG HARBOR TWP.	281	281	89	370	603	973	29	-45	6	20	932	0
	EGG HARBOR CITY CITY	96	69	13	82	48	130	16	-35	-16	-4	91	0
	ESTELL MANOR CITY	31	13	.	13	.	13	8	0	0	-1	20	0
	FOLSOM BORO	27	24	.	24	.	24	0	-1	0	2	21	0
	GALLOWAY TWP.	193	193	42	236	212	447	6	-31	8	-15	400	0
	HAMILTON TWP.	198	183	40	223	212	435	35	-53	6	-11	401	0
	HAMMONTON TOWN	175	175	52	227	309	536	14	-72	27	-11	439	0
	LINWOOD CITY	27	27	23	50	127	177	0	3	2	8	164	0
	LONGPORT BORO	10	10	3	13	19	32	6	-22	-3	-2	11	0
	MARGATE CITY CITY	80	80	27	107	143	250	35	-133	-37	-15	100	0
	MULLICA TWP.	201	70	.	70	.	70	10	4	-3	-5	69	0
	NORTHFIELD CITY	45	45	26	72	188	259	0	6	-3	9	241	0
	PLEASANTVILLE CITY	234	228	40	268	239	507	27	-92	-33	11	398	0
	PORT REPUBLIC CITY	20	13	.	13	.	13	4	1	0	1	15	0
	SOMERS POINT CITY	87	87	31	118	187	305	18	116	-14	-11	183	0
	VENTNOR CITY CITY	120	120	29	150	159	309	27	228	86	15	8	0
	WEYMOUTH TWP.	46	19	.	19	.	19	2	4	3	-1	13	0
COUNTY		3428	2645	723	3368	6023	9391	1166	-1851	523	-194	7988	531
BERGEN													
	ALLENDALE BORO	6	6	124	130	47	177	0	-3	-3	-11	160	0
	ALPINE BORO	6	6	156	162	29	192	17	-1	1	5	202	-81
	BERGENFIELD BORO	130	130	236	366	66	431	3	-86	-34	27	287	0
	BOGOTA BORO	63	63	66	130	22	152	2	-33	15	9	97	0
	CARLSTADT BORO	89	89	303	393	112	505	9	-44	30	6	433	0
	CLIFFSIDE PARK BORO	315	315	158	472	40	513	20	228	78	-26	201	0
	CLOSTER BORO	23	23	139	161	34	196	0	9	6	11	170	0
	CRESSKILL BORO	15	15	108	123	25	148	3	5	2	10	133	0
	DEMAREST BORO	4	4	86	89	21	110	0	2	1	9	97	0
	DUMONT BORO	66	66	137	203	32	235	0	48	21	19	147	0
	EAST RUTHERFORD BORO	145	145	214	360	50	410	2	70	37	7	298	0
	EDGEWATER BORO	90	90	78	167	24	191	15	51	16	7	130	0
	ELMWOOD PARK BORO	85	85	209	294	44	338	11	95	59	18	178	0
	EMERSON BORO	21	21	115	136	46	183	0	5	1	9	166	0
	ENGLEWOOD CITY	137	137	384	721	111	832	7	112	39	80	638	0
	ENGLEWOOD CLIFFS BOR	8	8	201	209	50	259	5	3	2	10	250	0
	FAIR LAWN BORO	52	52	414	466	114	580	11	71	40	39	444	0
	FAIRVIEW BORO	118	[illegible]										

NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	FORT LEE BORO	437	437	415	852	195	1048	53	-380	64	53	603	0
	FRANKLIN LAKES BORO	11	11	341	352	101	453	3	-3	2	-20	431	0
	GARFIELD CITY	308	308		308		308	0	-266	42	0	0	0
	GLEN ROCK BORO	11	11	168	179	54	233	0	-5	4	-17	207	0
	HACKENSACK CITY	650	650	629	1279	188	1467	191	-374	72	41	1171	0
	HARRINGTON PARK BORO	7	7	78	85	24	109	0	-1	1	-7	99	0
	HASBROUCK HEIGHTS BO	76	76	131	207	55	261	0	-47	20	-14	181	0
	HAWORTH BORO	1	1	69	70	20	89	0	-1	0	-5	83	0
	HILLSDALE BORO	29	29	142	171	42	213	0	-8	6	-14	185	0
	HO HO-KUS BORO	4	4	78	82	19	101	0	-3	-2	-8	88	0
	LEONIA BORO	48	48	92	140	17	157	15	-41	-17	-11	103	0
	LITTLE FERRY BORO	140	140	108	249	21	270	32	-77	-28	-10	187	0
	LODI BORO	181	181		181		181	2	-183	0	0	0	0
	LYNDHURST TWP.	245	245	233	478	86	563	21	-132	-87	-20	345	0
	MAHWAH TWP.	56	56	324	380	43	337	3	20	-6	-18	296	0
	MAYWOOD BORO	28	28	115	143	37	181	3	-35	22	-11	116	0
	MIDLAND PARK BORO	34	34	106	140	37	177	3	-22	13	-8	136	0
	MONTVALE BORO	14	14	216	230	99	329	3	-13	-4	-11	304	0
	MOONACHIE BORO	30	30	134	164	49	213	0	-3	3	-2	204	0
	NEW MILFORD BORO	38	38	142	180	36	216	2	-69	-40	-18	89	0
	NORTH ARLINGTON BORO	143	143	131	274	27	301	2	-115	58	17	112	0
	NORTHVALE BORO	15	15	101	117	61	178	0	-7	6	-5	160	0
	NORWOOD BORO	16	16	109	125	21	146	0	-3	2	-6	135	0
	OAKLAND BORO	39	39	245	284	86	370	0	-5	4	16	345	0
	OLD TAPPAN BORO	6	6	105	111	42	153	0	-2	-1	-6	144	0
	ORADELL BORO	9	9	146	154	45	199	0	8	-4	13	174	0
	PALISADES PARK BORO	211	211	133	343	36	379	39	-128	-54	-15	222	0
	PARAMUS BORO	34	34	761	795	365	1160	2	-19	-13	-31	1097	0
	PARK RIDGE BORO	31	31	131	161	43	204	4	-19	-9	-11	169	0
	RAMSEY BORO	28	28	265	294	102	396	4	-23	9	-18	350	0
	RIDGEFIELD BORO	94	94	166	260	17	277	0	67	-39	-11	160	0
	RIDGEFIELD PARK VILL	131	131	126	258	38	296	2	-89	-39	-14	156	0
	RIDGEWOOD VILLAGE	74	74	413	486	139	625	12	-47	19	45	526	0
	RIVER EDGE BORO	24	24	125	149	38	186	5	-33	20	-14	124	0
	RIVER VALE TWP	17	17	159	176	43	220	0	-10	1	14	194	0
	ROCHELLE PARK TWP	13	13	91	104	42	146	5	14	6	6	125	0
	ROCKLEIGH BORO	0	0	55	55	18	73	0	0	0	0	72	61
	RUTHERFORD BORO	199	199	239	439	123	562	5	94	36	22	415	0
	SADDLE BROOK TWP	48	48	257	305	61	366	8	42	19	15	298	0
	SADDLE RIVER BORO	6	6	144	150	32	182	4	1	1	8	176	0
	SOUTH HACKENSACK TWP	35	35	78	114	18	131	0	14	11	2	105	0
	TEANECK TWP	196	196	441	637	100	737	5	88	24	49	581	0
	TENAFLY BORO	38	38	231	269	70	340	6	25	13	25	284	0
	TETERBORO BORO	0	0	143	143	121	264	0	0	0	0	264	262
	UPPER SADDLE RIVER B	18	18	211	228	73	302	1	2	1	16	284	0
	WALDWICK BORO	35	35	127	161	36	198	0	11	8	13	166	0
	WALLINGTON BORO	211	233	96	330	26	356	5	110	54	10	187	0
	WASHINGTON TWP	11	11	120	131								

NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987 93	DEMOS	FILLER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	WESTWOOD BORO	49	49	165	214	54	268	2	-40	19	-13	199	0
	WOODCLIFF LAKE BORO	4	4	143	147	54	202	3	-1	1	-10	193	0
	WOOD-RIDGE BORO	38	38	88	126	11	136	7	-23	13	-9	99	0
	WYCKOFF TWP.	24	24	288	312	86	398	1	-7	-5	-25	362	0
COUNTY		5841	5841	12779	18620	3980	22600	571	3731	1361	1021	17057	404
BURLINGTON													
	BASS RIVER TWP.	19	14		14		14	2	-1	-1	0	14	0
	BEVERLY CITY	32	27	7	35	51	86	0	-20	-7	-1	58	0
	BORDENTOWN CITY	55	48	11	59	34	93	0	-56	13	-2	22	0
	BORDENTOWN TWP.	30	30	33	63	173	236	7	-58	-6	-3	175	0
	BURLINGTON CITY	106	104	31	136	83	219	39	83	16	-4	156	0
	BURLINGTON TWP.	97	97	71	167	451	619	5	130	7	-4	482	0
	CHESTERFIELD TWP.	12	12	9	21	49	70	0	-5	-2	-1	62	0
	CINNAMINSON TWP.	46	46	59	105	293	397	2	-11	3	-8	377	0
	DELANCO TWP.	14	14	12	26	44	70	2	-18	6	-1	47	0
	DELRAN TWP.	69	69	44	113	238	351	2	108	8	-6	230	0
	EASTAMPTON TWP.	17	17	13	30	48	78	2	-43	3	2	32	0
	EDGEWATER PARK TWP	48	48	21	68	48	116	2	118	0	0	0	0
	EVESHAM TWP.	27	27	88	115	518	633	0	105	-9	-12	508	0
	FIELDSBORO BORO	4	4	2	6	4	2	0	0	0	0	2	0
	FLORENCE TWP.	69	69	37	106	191	296	0	69	14	3	210	0
	HAINESPORT TWP.	24	24	21	45	68	113	6	-7	2	1	110	0
	LUMBERTON TWP.	28	28	19	47	60	107	2	72	3	2	32	0
	MANSFIELD TWP.	22	22	21	43	88	131	0	-8	-3	1	119	0
	MAPLE SHADE TWP.	65	65	48	114	254	368	1	348	21	0	0	0
	MEDFORD TWP.	41	41	72	113	373	486	0	-58	-6	-10	412	0
	MEDFORD LAKES BORO	16	16	10	26	33	59	0	1	-1	-2	55	0
	MOORESTOWN TWP.	21	21	123	144	655	799	0	-68	14	-10	707	0
	MOUNT HOLLY TWP.	89	89	43	132	190	322	35	72	22	-4	259	0
	MOUNT LAUREL TWP.	47	47	104	151	510	661	2	-70	-11	-11	571	0
	NEW HANOVER TWP.	31	31		31		31	2	-33	0	0	0	0
	NORTH HANOVER TWP.	58	58		58		58	0	-58	0	0	0	0
	PALMYRA BORO	43	43	18	61	77	138	0	52	13	3	70	0
	PEMBERTON BORO	10	10		10		10	2	12	0	0	0	0
	PEMBERTON TWP.	298	298		298		298	19	131	24	9	152	0
	RIVERSIDE TWP.	77	77	20	97	26	122	0	59	16	3	44	0
	RIVERTON BORO	26	26	9	36	17	52	0	25	7	1	19	0
	SHAMONG TWP.	28	28	10	39	35	74	0	2	1	2	69	0
	SOUTHAMPTON TWP.	35	35	19	54	76	130	0	10	1	4	114	0
	SPRINGFIELD TWP.	25	25	11	37	44	80	2	11	4	1	67	0
	TABERNACLE TWP.	42	42	16	58	67	125	8	5	2	2	124	0
	WASHINGTON TWP.	19	8		8		8	6	1	0	0	12	0
	WESTAMPTON TWP.	15	15	31	46	95	141	2	13	1	2	127	0
	WILLINGBORO TWP.	106	106	75	181	233	414	1	11	1	-15	387	0

NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOLITIONS	FILLER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	WRIGHTSTOWN BORO	33	27		27		27	10	-37	0	0	0	0
COUNTY		1871	1820	1108	2929	5116	8045	161	1998	248	131	5830	0
CAMDEN													
	AUDUBON BORO	22	22	20	42	57	99	0	-78	-19	-1	0	0
	AUDUBON PARK BORO	8	8	2	10	4	14	0	-3	-1	0	9	0
	BARRINGTON BORO	62	62	18	80	2	82	2	-74	9	0	0	0
	BELLMAWR BORO	82	82	32	114	142	256	0	-78	8	5	166	0
	BERLIN BORO	26	26	27	52	196	249	2	-28	10	-2	210	0
	BERLIN TWP.	26	26	17	43	46	89	0	-25	4	-2	58	0
	BROOKLAWN BORO	7	7	5	12	29	41	0	-10	-3	-1	27	0
	CAMDEN CITY	3413	608		608		608	879	675	123	16	672	0
	CHERRY HILL TWP.	229	229	330	559	2076	2635	38	318	22	-38	2295	0
	CHESILHURST BORO	12	12	5	17	17	34	0	2	1	0	31	0
	CLEMENTON BORO	37	37	16	53	75	129	7	-66	5	-2	62	0
	COLLINGSWOOD BORO	136	136	31	167	133	300	3	277	26	0	0	0
	GIBBSBORO BORO	10	10	13	23	91	115	0	-4	-1	-1	109	0
	GLOUCESTER TWP.	150	150	121	271	453	724	9	-367	26	18	321	0
	GLOUCESTER CITY CITY	98	98	22	120	38	158	21	-78	22	4	75	0
	HADDON TWP.	64	64	37	101	129	229	1	-151	31	-7	42	0
	HADDONFIELD BORO	21	21	49	70	291	361	4	-58	-15	-8	284	0
	HADDON HEIGHTS BORO	37	37	19	56	66	122	4	-65	-16	-4	41	0
	HI NELLA BORO	9	9	2	11	4	15	0	-15	0	0	0	0
	LAUREL SPRINGS BORO	14	14	6	20	24	44	0	-15	2	-1	26	0
	LAWNSIDE BORO	36	28	10	38	27	65	0	-19	5	-1	40	0
	LINDENWOLD BORO	109	109	35	144	154	299	3	302	0	0	0	0
	MAGNOLIA BORO	19	19	10	28	43	71	0	-36	-3	-2	30	0
	MERCHANTVILLE BORO	42	42	9	51	23	74	3	-57	13	-2	6	0
	MOUNT EPHRAIM BORO	19	19	10	30	60	89	0	-30	-7	-2	51	0
	OAKLYN BORO	18	18	9	27	34	61	0	-52	-9	0	0	0
	PENNSAUKEN TWP.	275	275	146	422	610	1032	43	-169	49	-13	843	0
	PINE HILL BORO	62	62	18	80	63	144	5	106	8	3	32	0
	PINE VALLEY BORO	0	0	2	2	9	11	0	0	0	0	11	9
	RUNNEMEDE BORO	44	44	19	63	75	139	0	73	8	3	54	0
	SOMERDALE BORO	32	32	17	49	152	201	4	40	2	-2	160	0
	STRATFORD BORO	29	29	21	50	110	160	5	59	4	-3	99	0
	TAVISTOCK BORO	0	0	1	1	8	10	0	0	0	0	10	9
	VOORHEES TWP	37	37	80	118	398	516	0	-146	3	10	357	0
	WATERFORD TWP	35	35	24	59	86	145	3	12	5	3	129	0
	WINSLOW TWP	161	161	78	239	235	473	10	62	11	7	404	0
	WOODLYNNE BORO	17	17	3	20	9	29	1	18	6	1	6	0
COUNTY		5398	2585	1267	3852	5970	9822	1048	3570	477	162	6660	18

NEW JERSEY
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MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
AS OF MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987 93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
CAPE MAY													
	AVALON BORO	25	25	14	39	82	121	32	-39	21	-3	90	0
	CAPE MAY CITY	51	51	18	69	126	196	4	-56	19	-5	120	0
	CAPE MAY POINT BORO	7	7	1	8	4	12	0	-1	-1	0	10	0
	DENNIS TWP.	114	57	56	113	286	399	2	-5	-3	4	389	119
	LOWER TWP.	304	290	63	353	297	650	13	-33	-11	-15	605	0
	MIDDLE TWP.	221	177	118	295	621	916	2	-33	14	-10	861	-17
	NORTH WILDWOOD CITY	89	89	15	104	115	219	23	-75	39	-4	124	0
	OCEAN CITY CITY	159	159	48	207	291	497	316	-243	118	-18	435	0
	SEA ISLE CITY CITY	26	26	10	36	61	97	41	-33	18	-3	84	0
	STONE HARBOR BORO	20	20	6	27	36	63	21	-21	8	-2	52	0
	UPPER TWP.	112	112	51	163	267	430	2	-14	10	-7	401	0
	WEST CAPE MAY BORO	28	21	3	24	13	37	0	-7	-4	-1	25	0
	WEST WILDWOOD BORO	9	6	1	7	7	14	21	-4	-2	0	28	0
	WILDWOOD CITY	151	95	24	119	110	230	47	93	41	-3	139	0
	WILDWOOD CREST BORO	53	53	14	67	84	151	2	54	26	-4	68	0
	WOODBINE BORO	38	24	11	34	64	98	4	-10	-4	1	86	0
COUNTY		1408	1213	454	1667	2463	4130	529	-722	340	80	3516	136
CUMBERLAND													
	BRIDGETON CITY	340	340	.	340	.	340	12	-133	-57	-12	150	0
	COMMERCIAL TWP	191	71	.	71	.	71	0	6	-4	-3	57	0
	DEERFIELD TWP.	45	38	6	44	52	96	0	-3	2	-2	89	0
	DOWNE TWP.	77	31	.	31	.	31	0	-1	-1	-1	28	0
	FAIRFIELD TWP	128	78	9	87	23	110	14	3	1	-4	116	0
	GREENWICH TWP.	28	15	.	15	.	15	0	0	0	-1	14	0
	HOPEWELL TWP.	36	36	10	45	46	92	0	8	-4	-4	76	0
	LAWRENCE TWP.	68	34	.	34	.	34	0	3	-1	-2	29	0
	MAURICE RIVER TWP	121	54	.	54	.	54	6	4	3	3	50	0
	MILLVILLE CITY	321	321	114	435	479	914	33	172	51	21	703	0
	SHILOH BORO	7	7	.	7	.	7	0	2	-1	0	4	0
	STOW CREEK TWP	29	21	.	21	.	21	0	1	0	1	19	0
	UPPER DEERFIELD TWP	70	70	17	87	89	176	6	14	3	6	159	0
	VINELAND CITY	826	826	.	826	.	826	136	294	93	42	534	0
COUNTY		2287	1942	155	2097	691	2788	207	644	222	101	2027	0
ESSEX													
	BELLEVILLE TWP	578	578		578		578	14	309	101	20	162	0
	BLOOMFIELD TWP	581	581		581		581	29	416	142	30	24	0
	CALDWELL TWP	17	37	48	85	57	142	0	66	13	6	57	0
	CEDAR GROVE TWP	17	17	95	113	85	198	--	---	-	-	---	

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01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	ESSEX FELLS TWP.	4	4	24	28	21	49	1	-1	0	-3	45	0
	FAIRFIELD TWP.	22	22	190	212	299	511	9	4	2	-6	508	24
	GLEN RIDGE TWP.	29	29	42	71	35	106	0	-13	3	-7	83	0
	IRVINGTON TOWN	2021	2021	.	2021	.	2021	45	824	279	-30	973	0
	LIVINGSTON TWP.	32	32	335	366	385	751	2	3	1	-27	722	0
	MAPLEWOOD TWP.	173	173	144	317	110	427	4	-83	34	18	296	0
	MILLBURN TWP.	27	27	261	289	285	574	2	49	-10	29	488	0
	MONTCLAIR TWP.	575	575	.	575	.	575	31	-300	75	-33	199	0
	NEWARK CITY	15735	6908	.	6908	.	6908	3252	4158	1015	102	4885	0
	NORTH CALDWELL TWP.	4	4	51	55	43	97	1	-1	1	6	90	0
	NUTLEY TWP.	282	282	179	461	147	608	7	-160	40	19	396	0
	CITY OF ORANGE TWP	837	837	.	837	.	837	97	-400	81	16	437	0
	ROSELAND BORO	8	8	87	95	180	275	7	-16	1	5	260	0
	SOUTH ORANGE VILLAGE	123	123	122	245	123	368	6	-55	9	-16	294	0
	VERONA TWP.	42	42	90	131	91	222	0	71	12	-12	127	0
	WEST CALDWELL TWP.	15	15	116	131	140	271	1	-14	-2	-9	246	0
	WEST ORANGE TWP.	247	247	319	566	379	945	22	-205	56	-32	673	0
COUNTY		23321	14493	2102	16595	2379	18974	3768	8174	2033	468	12067	-24
GLOUCESTER													
	CLAYTON BORO	86	53	17	70	65	135	13	-31	6	-2	110	0
	DEPTFORD TWP.	304	214	84	298	401	700	23	-120	-9	-8	585	0
	EAST GREENWICH TWP	39	39	32	71	111	182	0	-13	5	-2	163	0
	ELK TWP.	63	30	17	47	75	122	2	-2	-1	-1	121	0
	FRANKLIN TWP.	215	122	.	122	.	122	23	-21	6	-4	113	0
	GLASSBORO BORO	201	129	42	171	239	410	6	-170	26	-4	215	0
	GREENWICH TWP.	34	34	33	67	155	222	0	-16	-6	-2	199	0
	HARRISON TWP.	48	36	10	46	60	107	15	-23	-4	-1	93	0
	LOGAN TWP.	42	34	59	94	240	334	2	-5	-1	-1	329	63
	MANTUA TWP.	91	78	44	123	179	301	0	-14	-6	-3	277	0
	MONROE TWP.	238	204	67	271	277	547	4	-84	-14	-7	446	0
	NATIONAL PARK BORO	43	29	5	35	21	56	0	-5	2	-1	47	0
	NEWFIELD BORO	15	14	.	14	.	14	0	6	2	-1	6	0
	PAULSBORO BORO	115	63	20	83	-2	82	19	-52	17	-2	29	0
	PITMAN BORO	57	57	28	84	66	150	2	-63	19	-4	65	0
	SOUTH HARRISON TWP	24	15	.	15	.	15	0	-4	1	-1	9	0
	SWEDESBORO BORO	56	20	9	29	46	75	4	-19	-7	-1	52	0
	WASHINGTON TWP.	114	114	90	205	370	574	11	-103	8	12	463	0
	WENONAH BORO	11	11	6	18	15	33	2	8	3	-1	23	0
	WEST DEPTFORD TWP	110	110	70	180	266	446	34	157	9	-7	307	0
	WESTVILLE BORO	32	32	16	49	83	132	4	54	14	-2	67	0
	WOODBURY CITY	121	103	42	145	222	367	0	104	24	-4	235	0
	WOODBURY HEIGHTS BOR	16	16	10	27	44	71	0	9	3	-1	57	0
	WOOLWICH TWP.	31	12	26	38	93	130	11	2	1	0	139	50
COUNTY		2107	1570	730	2300	3017	5318	173	1083	191	-71	4111	

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COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987 93	DEMOS	FILTER	CONVER	REHAB	PRE-CREDITED NEED	20% CAP
HUDSON													
	BAYONNE CITY	2277	2277	.	2277	.	2277	18	-658	-322	-59	1256	0
	EAST NEWARK BORO	85	51	25	75	4	79	0	-17	-12	-1	49	0
	GUTTENBERG TOWN	408	246	70	316	27	343	11	-112	-27	-11	205	0
	HARRISON TOWN	563	356	133	489	11	501	29	120	71	-10	329	0
	HOBOKEN CITY	4601	1710	.	1710	.	1710	117	483	-118	-29	1197	0
	JERSEY CITY CITY	14356	7670	.	7670	.	7670	1636	-2311	858	149	5988	0
	KEARNY TOWN	834	834	485	1319	-34	1285	16	-287	-169	-31	814	0
	NORTH BERGEN TWP.	2020	2020	.	2020	.	2020	17	-474	192	-42	1329	0
	SECAUCUS TOWN	212	212	479	691	330	1020	25	-105	-56	18	866	0
	UNION CITY CITY	4505	2388	.	2388	.	2388	17	-608	-205	-36	1556	0
	WEEHAWKEN TWP.	691	616	.	616	.	616	0	141	61	-12	402	0
	WEST NEW YORK TOWN	2860	1709	.	1709	.	1709	37	-449	-110	-28	1158	0
COUNTY		33411	20088	1191	21279	339	21618	1924	-5765	-2202	-426	15149	0
HUNTERDON													
	ALEXANDRIA TWP.	54	26	.	26	.	26	0	-8	-2	-1	15	0
	BETHLEHEM TWP.	49	24	2	27	21	48	4	-3	-1	1	46	0
	BLOOMSBURY BORO	13	7	2	9	14	24	0	-3	-1	0	19	0
	CALIFON BORO	21	8	.	8	.	8	0	-3	-1	0	5	0
	CLINTON TOWN	16	16	4	21	52	72	0	-16	-2	-1	53	0
	CLINTON TWP.	61	61	24	85	167	252	0	-13	-3	-3	234	0
	DELAWARE TWP.	61	33	.	33	.	33	0	-8	3	-2	21	0
	EAST AMWELL TWP.	65	32	.	32	.	32	0	-13	-3	-1	14	0
	FLEMINGTON BORO	65	46	12	58	133	191	0	80	11	-2	98	0
	FRANKLIN TWP.	30	21	2	23	18	41	0	-5	-1	-1	34	0
	FRENCHTOWN BORO	19	14	.	14	.	14	0	-14	0	0	0	0
	GLEN GARDNER BORO	15	10	.	10	.	10	0	-7	-1	0	2	0
	HAMPTON BORO	22	14	.	14	.	14	0	-14	0	0	0	0
	HIGH BRIDGE BORO	54	36	5	41	36	77	0	-18	4	-1	54	0
	HOLLAND TWP.	68	38	.	38	.	38	0	-7	2	-2	28	0
	KINGWOOD TWP.	74	25	.	25	.	25	0	-9	-2	-1	14	0
	LAMBERTVILLE CITY	81	40	.	40	.	40	0	-39	1	0	0	0
	LEBANON BORO	7	7	3	9	17	27	0	-5	1	0	20	0
	LEBANON TWP.	131	44	.	44	.	44	0	-14	4	-2	24	0
	MILFORD BORO	20	12	.	12	.	12	0	9	2	0	0	0
	RARITAN TWP.	71	71	30	101	277	378	4	-16	3	-4	358	0
	READINGTON TWP.	87	87	24	110	180	290	0	18	3	5	265	0
	STOCKTON BORO	11	6	.	6	.	6	0	6	0	0	0	0
	TEWKSBURY TWP.	55	36	7	43	57	100	2	7	2	3	90	0
	UNION TWP.	53	29	.	29	.	29	0	19	2	2	7	0
	WEST AMWELL TWP.	31	19	.	19	.	19	0	9	2	1	6	0

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COUNTY	NAME	ACTUAL DEFICIENT UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987 93	DEMOS	FILER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
MERCER													
	EAST WINDSOR TWP	92	92	89	180	465	646	1	-308	-13	-11	316	0
	EWING TWP	126	126	130	256	412	669	7	-234	28	-16	398	0
	HAMILTON TWP	735	735	239	974	682	1656	68	-600	-91	-35	999	0
	HIGHTSTOWN BORO	42	42	21	63	59	122	0	-56	11	2	52	0
	HOPEWELL BORO	11	11		11		11	0	-11	0	0	0	0
	HOPEWELL TWP	51	51	47	98	177	275	4	-22	7	-7	244	0
	LAWRENCE TWP	138	138	143	281	756	1038	20	116	20	-11	911	0
	PENNINGTON BORO	7	7		7		7	0	7	0	0	0	0
	PRINCETON BORO	37	37	83	120	557	677	0	-115	29	-6	527	0
	PRINCETON TWP	70	70	70	140	252	392	3	-92	-16	-11	275	0
	TRENTON CITY	2538	1878		1878		1878	256	-1166	-238	-26	704	0
	WASHINGTON TWP	18	18	43	61	183	244	7	-19	3	-2	227	0
	WEST WINDSOR TWP	27	27	90	117	521	638	5	-40	6	-6	592	0
COUNTY		3892	3232	955	4187	4065	8252	371	-2784	-463	-132	5244	0
MIDDLESEX													
	CARTERET BORO	254	254		254		254	8	-184	45	-7	27	0
	CRANBURY TWP	11	11	19	30	166	196	3	-9	2	-1	187	34
	DUNELLEN BORO	62	57	6	64	20	83	2	-66	15	-2	1	0
	EAST BRUNSWICK TWP	159	159	79	238	812	1050	4	-112	-10	-17	914	0
	EDISON TWP	247	247	164	411	1326	1737	18	-573	40	-31	1111	0
	HELMETTA BORO	8	8	2	9	22	31	0	-1	0	0	29	0
	HIGHLAND PARK BORO	138	138	16	153	91	244	0	-236	8	0	0	0
	JAMESBURG BORO	34	34	5	39	25	64	2	-39	-8	-1	17	0
	METUCHEN BORO	42	42	22	65	142	207	6	-78	-11	-6	118	0
	MIDDLESEX BORO	44	44	21	65	183	248	2	-80	-11	5	154	0
	MILLTOWN BORO	36	36	11	47	78	125	2	-28	-7	3	89	0
	MONROE TWP	65	65	25	90	189	279	0	70	17	-8	184	0
	NEW BRUNSWICK CITY	1400	1067		1067		1067	93	-728	120	-10	303	0
	NORTH BRUNSWICK TWP	164	164	53	217	583	800	0	250	21	10	519	0
	OLD BRIDGE TWP	231	231	86	317	565	882	10	425	31	20	417	0
	PERTH AMBOY CITY	1211	1128		1128		1128	2	668	133	10	319	0
	PISCATAWAY TWP	194	194	91	285	961	1246	3	290	33	15	911	0
	PLAINSBORO TWP	24	24	21	46	260	306	5	182	7	5	117	0
	SAYREVILLE BORO	191	191	50	241	291	532	6	134	20	11	374	0
	SOUTH AMBOY CITY	124	68	10	78	61	139	4	77	18	-2	45	0
	SOUTH BRUNSWICK TWP	73	73	58	131	602	732	2	52	6	7	669	0
	SOUTH PLAINFIELD BOR	63	63	48	110	338	449	11	38	10	7	403	30
	SOUTH RIVER BORO	279	119	14	133	66	199	37	116	23	5	92	0
	SPOTSWOOD BORO	44	44	10	54	63	117	7	25	2	3	94	0
	WOODBRIDGE TWP	592	592	149	740	1370	2110	4	507	60	35	1511	0
COUNTY		5692	5095	958	6053	8333	14386						

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COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
MONMOUTH													
	ABERDEEN TWP.	179	93	14	107	344	452	3	-108	10	5	331	0
	ALLENHURST BORO	3	3	1	4	28	32	2	-9	-1	0	23	0
	ALLENTOWN BORO	5	5	.	5	.	5	1	6	0	0	0	0
	ASBURY PARK CITY	495	495	.	495	.	495	21	516	0	0	0	0
	ATLANTIC HIGHLANDS B	37	28	5	33	158	190	1	-53	-6	-1	131	0
	AVON-BY-THE-SEA BORO	17	15	2	17	54	71	0	-43	5	-1	23	0
	BELMAR BORO	117	47	5	52	209	262	4	-182	-18	-2	64	0
	BRADLEY BEACH BORO	97	33	2	35	50	85	2	-87	0	0	0	0
	BRIELLE BORO	18	18	5	22	170	192	0	-18	-4	-2	169	0
	COLTS NECK TWP.	4	4	6	10	199	209	0	-7	-1	-3	197	0
	DEAL BORO	4	4	2	6	56	62	0	-10	-1	-1	49	0
	EATONTOWN BORO	63	63	19	82	754	836	11	-253	-18	-4	572	0
	ENGLISHTOWN BORO	4	4	2	6	79	85	2	-10	-2	0	76	0
	FAIR HAVEN BORO	18	18	4	22	132	154	2	0	0	-2	154	0
	FARMINGDALE BORO	3	3	.	3	.	3	0	-3	0	0	0	0
	FREEHOLD BORO	40	40	11	51	348	399	7	129	14	2	261	0
	FREEHOLD TWP.	20	20	29	49	982	1031	9	-92	-4	-6	937	0
	HAZLET TWP.	112	108	15	122	496	619	6	-50	5	6	563	0
	HIGHLANDS BORO	78	36	3	39	106	145	30	-103	-6	-2	65	0
	HOLMDEL TWP.	20	20	24	44	737	781	6	-4	1	-4	777	135
	HOWELL TWP.	71	71	28	99	825	925	38	-57	-8	-7	890	0
	INTERLAKEN BORO	3	3	1	4	17	21	0	-2	0	0	19	0
	KEANSBURG BORO	226	165	.	165	.	165	7	-107	-18	2	45	0
	KEYPORT BORO	125	47	5	52	41	93	0	-93	0	0	0	0
	LITTLE SILVER BORO	14	14	6	20	200	220	0	-2	0	-2	214	0
	LOCH ARBOUR VILLAGE	2	2	0	2	4	6	0	-1	0	0	5	0
	LONG BRANCH CITY	490	490	.	490	.	490	29	-519	0	0	0	0
	MANALAPAN TWP.	33	33	19	52	523	575	11	-132	-2	-7	445	0
	MANASQUAN BORO	63	34	6	40	226	266	4	-37	-7	-2	224	0
	MARLBORO TWP.	17	17	25	42	866	908	2	-17	2	-7	883	0
	MATAWAN BORO	70	48	8	56	252	308	0	-111	8	-3	186	0
	MIDDLETOWN TWP.	308	308	59	367	1677	2044	11	-167	-16	-22	1850	0
	MILLSTONE TWP	20	20	.	20	.	20	0	6	-1	-1	11	0
	MONMOUTH BEACH BORO	11	11	3	14	103	117	5	-67	2	2	51	0
	NEPTUNE TWP.	362	362	.	362	.	362	0	279	30	7	46	0
	NEPTUNE CITY BORO	42	34	5	39	72	110	2	-80	4	1	27	0
	OCEAN TWP.	81	81	31	112	1487	1599	2	286	9	-8	1298	0
	OCEANPORT BORO	14	14	7	20	144	165	2	-26	3	2	136	0
	RED BANK BORO	136	75	19	94	764	858	23	262	27	-3	589	0
	ROOSEVELT BORO	3	3		3	.	3	0	0	0	0	2	0
	ROMSON BORO	26	26	9	35	234	269	25	18	3	-4	268	0
	SEA BREEZE BORO	18	17	2	19	65	84	49	60	4	1	67	0
	SEA GIRT BORO	3	3	3	6	80	86	0	7	1	1	77	0
	SHREWSBURY BORO												

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COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	SOUTH BELMAR BORO	22	10	1	11	31	42	0	-14	2	0	25	0
	SPRING LAKE BORO	24	24	4	28	136	164	0	-15	3	-2	145	0
	SPRING LAKE HEIGHTS	22	22	4	26	146	172	2	-81	4	-2	87	0
	TINTON FALLS BORO	42	42	12	54	575	629	2	-34	4	-2	590	0
	UNION BEACH BORO	98	32	4	35	81	117	0	-13	-2	-1	100	0
	UPPER FREEHOLD TWP	10	10	.	10	.	10	4	-10	3	-1	0	0
	WALL TWP.	124	110	23	133	801	934	19	-78	6	-5	865	0
	WEST LONG BRANCH BOR	14	14	9	22	293	315	4	-32	4	-2	281	0
COUNTY		3853	3214	448	3662	14804	18466	348	-4326	-274	-141	14073	-153
MORRIS													
	BOONTON TOWN	62	62	59	121	43	164	3	-52	-19	-5	90	0
	BOONTON TWP.	22	22	50	72	14	86	0	-3	-1	-3	79	0
	BUTLER BORO	31	31	43	74	21	96	0	-32	-10	-5	48	0
	CHATHAM BORO	26	26	69	95	69	164	0	-27	6	-8	123	0
	CHATHAM TWP.	15	15	85	100	79	179	5	20	-2	-11	151	0
	CHESTER BORO	8	8	.	8	.	8	0	-3	-1	-1	3	0
	CHESTER TWP.	32	32	.	32	.	32	6	-4	-1	-4	29	0
	DENVILLE TWP.	41	41	181	222	218	439	4	-13	-3	10	417	0
	DOVER TOWN	222	222	95	318	52	370	0	-84	-31	-8	246	0
	EAST HANOVER TWP.	18	18	146	164	206	370	3	-5	-2	-6	360	0
	FLORHAM PARK BORO	5	5	170	175	273	448	2	-9	-3	-8	430	0
	HANOVER TWP.	14	14	214	228	252	480	5	-8	-4	-9	465	0
	HARDING TWP.	5	5	74	79	86	165	0	-2	-1	-7	156	0
	JEFFERSON TWP.	142	142	46	188	41	229	3	-18	-4	-10	200	0
	KINNELON BORO	21	21	48	69	43	112	1	1	0	8	104	0
	LINCOLN PARK BORO	22	22	65	87	49	136	0	-23	-3	-5	105	0
	MADISON BORO	78	78	118	196	129	325	5	-59	-18	-13	240	0
	MENDHAM BORO	17	17	.	17	.	17	1	-7	-3	-5	3	0
	MENDHAM TWP.	24	24	24	47	20	68	0	-3	-1	-5	58	0
	MINE HILL TWP.	19	19	33	53	30	83	1	-4	-2	-2	76	0
	MONTVILLE TWP.	35	35	166	200	205	406	7	-6	-2	-12	393	0
	MORRIS TWP	72	72	209	281	187	468	2	-41	-10	20	399	0
	MORRIS PLAINS BORO	17	17	98	115	178	292	3	-10	-3	-5	277	0
	MORRISTOWN TOWN	253	253	256	509	498	1007	17	168	-38	12	806	0
	MOUNTAIN LAKES BORO	3	3	48	51	44	95	2	0	0	5	92	0
	MOUNT ARLINGTON BORO	24	24	17	40	14	55	0	-13	-3	3	36	0
	MOUNT OLIVE TWP	105	105	113	218	125	342	8	104	6	-13	227	0
	NETCONG BORO	22	22	20	43	9	52	0	-24	4	-2	21	0
	PARSIPPANY TROY HILL	126	126	480	606	739	1345	14	278	17	-36	1028	0
	PASSAIC TWP	25	25	103	128	90	217	0	-9	-4	6	198	0
	PEQUANNOCK TWP	24	24	113	136	120	256	4	-13	-3	-10	234	0
	RANDOLPH TWP	114	114	204	318	220	538	13	74	-10	-15	452	0
	RIVERDALE BORO	12	12	30	42	28	70	0	6	-1	-2	59	0
	ROCKAWAY BORO	28	28	51	79	51	131	1	-24	-6	-5	97	0
	ROCKAWAY TWP	69	69	100									

NEW JERSEY
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01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	ROXBURY TWP.	123	123	216	340	208	547	10	-17	7	-13	521	0
	VICTORY GARDENS BORO	20	19	4	23	4	27	0	-7	-2	-1	18	0
	WASHINGTON TWP	79	79	50	129	50	179	1	-9	2	-10	160	0
	WHARTON BORO	29	29	44	73	40	113	0	-26	9	-4	75	0
COUNTY		2004	2003	3932	5935	4700	10635	125	-1237	-253	320	8950	0
OCEAN													
	BARNEGAT TWP.	47	47	12	58	316	374	2	-10	-2	-2	363	0
	BARNEGAT LIGHT BORO	5	5	1	6	33	40	2	-7	1	0	34	0
	BAY HEAD BORO	3	3	1	4	38	42	2	-6	-1	0	37	0
	BEACH HAVEN BORO	10	10	3	13	64	76	62	-24	5	-1	109	0
	BEACHWOOD BORO	33	33	4	37	103	139	2	-8	2	-2	130	0
	BERKELEY TWP.	99	99	23	122	599	721	19	-34	-3	-6	696	0
	BRICK TWP.	167	167	41	208	1081	1288	40	-262	17	-14	1035	0
	DOVER TWP.	182	182	72	253	2354	2607	84	-248	-15	-17	2411	0
	EAGLESWOOD TWP.	11	6	.	6	.	6	7	-2	0	0	11	0
	HARVEY CEDARS BORO	3	3	1	3	16	20	2	-6	-1	0	14	0
	ISLAND HEIGHTS BORO	7	7	1	7	23	31	0	-6	-1	0	24	0
	JACKSON TWP.	145	130	20	150	640	790	33	-97	-8	-6	712	0
	LACEY TWP.	88	88	21	109	621	729	7	-5	-1	-4	728	0
	LAKEHURST BORO	34	14	2	16	101	117	0	-25	-4	-1	87	0
	LAKEWOOD TWP.	251	251	.	251	.	251	40	-291	0	0	0	0
	LAVALLETTE BORO	8	8	2	11	122	132	21	-34	-6	-1	113	0
	LITTLE EGG HARBOR TW	58	58	8	67	218	285	2	-4	-1	-2	281	0
	LONG BEACH TWP.	22	22	5	27	126	-153	45	-63	-14	-1	120	0
	MANCHESTER TWP.	60	60	25	85	647	733	12	-256	-60	-8	421	0
	MANTOLOKING BORO	1	1	1	2	36	38	2	0	0	0	39	0
	OCEAN TWP.	24	24	9	33	210	243	7	-2	0	-1	247	0
	OCEAN GATE BORO	13	9	1	10	18	28	0	-10	-2	0	16	0
	PINE BEACH BORO	3	3	1	4	45	50	2	-4	-1	0	46	0
	PLUMSTED TWP	55	27	.	27	.	27	2	21	-4	-1	3	0
	POINT PLEASANT BORO	46	46	13	59	422	481	8	93	12	-5	380	0
	POINT PLEASANT BEACH	26	26	6	32	157	189	29	64	9	-2	145	0
	SEASIDE HEIGHTS BORO	26	18	2	20	87	107	0	58	-9	0	40	0
	SEASIDE PARK BORO	14	13	2	15	77	91	27	56	10	1	53	0
	SHIP BOTTOM BORO	13	10	2	12	73	85	31	18	4	0	94	0
	SOUTH TOMS RIVER BOR	31	16	2	18	50	68	0	3	0	1	64	0
	STAFFORD TWP.	66	66	17	83	547	630	21	25	6	3	617	0
	SURF CITY BORO	12	12	1	13	42	56	5	25	6	0	29	0
	TUCKERTON BORO	29	16	4	19	82	102	0	25	2	1	75	0
COUNTY		1590	1477	303	1780	8948	10728	521	1789	208	79	9174	0
PASSAIC													

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COUNTY	NAME	ACTUAL DETER-IORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPEC TIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	CLIFTON CITY	1130	1130	1026	2156	382	2537	14	451	265	79	1756	0
	HALEDON BORO	67	67	73	140	15	155	1	-54	-37	-6	60	0
	HAWTHORNE BORO	108	108	227	335	65	400	15	96	-64	19	235	0
	LITTLE FALLS TWP.	51	51	194	244	57	301	4	-51	-19	-14	221	0
	NORTH HALEDON BORO	28	28	123	151	33	184	0	-9	6	9	161	0
	PASSAIC CITY	3403	2128	.	2128	.	2128	72	513	-178	35	1474	0
	PATERSON CITY	7036	3958	.	3958	.	3958	1388	-1219	-623	-80	3424	0
	POMPTON LAKES BORO	38	38	140	178	38	217	0	-28	9	-12	167	0
	PROSPECT PARK BORO	71	71	32	104	4	107	0	-46	-36	-4	21	0
	RINGWOOD BORO	66	66	.	66	.	66	1	-4	-3	-13	47	0
	TOTOWA BORO	50	50	256	306	88	394	0	-28	21	-11	335	0
	WANAQUE BORO	69	69	88	158	20	178	0	-18	12	-9	139	0
	WAYNE TWP.	134	134	1146	1280	385	1665	24	69	-17	-59	1544	0
	WEST MILFORD TWP.	262	262	131	393	43	436	8	11	-6	23	405	0
	WEST PATERSON BORO	76	76	145	221	34	254	12	66	-30	-11	159	0
COUNTY		12651	8298	3706	12004	1190	13195	1543	-2683	-1334	393	10328	0
SALEM													
	ALLOWAY TWP.	60	41	.	41	.	41	0	-4	3	-2	32	0
	CARNEYS POINT TWP.	72	72	22	94	99	193	0	50	9	8	126	0
	ELMER BORO	12	12	.	12	.	12	4	-8	-5	1	2	0
	ELSINBORO TWP.	21	21	3	23	15	38	2	2	1	1	36	0
	LOWER ALLOWAYS CREEK	38	26	.	26	.	26	0	-1	1	-1	23	0
	MANNINGTON TWP	50	25	.	25	.	25	0	-2	1	-1	21	0
	OLDMANS TWP.	22	22	20	42	108	150	2	-4	-3	2	144	9
	PENNS GROVE BORO	132	93	11	104	49	153	43	-53	-15	-3	124	0
	PENNSVILLE TWP.	140	140	48	188	93	281	26	-48	-12	-13	234	0
	PILESGROVE TWP.	48	45	.	45	.	45	6	-3	-2	-3	44	0
	PITTSGROVE TWP.	85	85	10	95	38	134	2	4	-2	-6	123	0
	QUINTON TWP.	63	46	.	46	.	46	0	-4	-3	-2	37	0
	SALEM CITY	142	119	21	140	-19	122	2	-69	21	5	28	0
	UPPER PITTSGROVE TWP	53	47	.	47	.	47	0	-1	1	-3	42	0
	WOODSTOWN BORO	32	32	.	32	.	32	4	24	11	-1	0	0
COUNTY		969	826	134	960	385	1345	90	277	88	53	1017	9
SOMERSET													
	BEDMINSTER TWP	29	29	19	48	133	181	0	13	3	3	163	40
	BERNARDS TWP	33	33	42	74	433	508	3	24	4	8	475	0
	BERNARDSVILLE BORO	42	42	16	58	105	163	0	33	7	5	119	0
	BOUND BROOK BORO	158	85	13	98	3	101	1	102	0	0	0	0
	BRANCHBURG TWP	7	7	22	29	184	213	7	13	1	4	200	0
	BRIDGEWATER TWP	125	125	78	204	452	656	28	55	10	14	605	0
	FAR HILLS BORO	6	6	2	8	25	33	0	5	1	1	27	0
	FRANKLIN TWP	71	71	68	139	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	GREEN BROOK TWP.	25	25	12	37	117	155	6	-4	0	-2	154	0
	HILLSBORO TWP.	21	21	39	61	284	345	0	-134	8	-9	194	0
	MANVILLE BORO	38	38	12	50	-5	45	0	-45	0	0	0	0
	MILLSTONE BORO	1	1	1	1	-10	-9	0	0	0	0	0	0
	MONTGOMERY TWP.	10	10	14	24	113	137	3	-25	-3	-4	108	0
	NORTH PLAINFIELD BOR	163	163	20	183	155	338	1	-276	37	-7	20	0
	PEAPACK AND GLADSTON	20	19	6	25	50	74	0	-15	-4	-1	55	0
	RARITAN BORO	25	25	16	41	167	208	1	-70	18	-2	119	0
	ROCKY HILL BORO	1	1	.	1	.	1	0	-1	0	0	0	0
	SOMERVILLE BORO	32	32	32	64	454	518	15	-168	-24	-5	336	0
	SOUTH BOUND BROOK BO	16	16	4	20	11	31	0	-31	0	0	0	0
	WARREN TWP.	40	40	38	79	303	382	4	-11	-2	-6	367	0
	WATCHUNG BORO	13	13	20	33	112	145	0	-8	2	-4	132	0
COUNTY		877	804	474	1277	3888	5166	90	1216	147	-85	3817	0
SUSSEX													
	ANDOVER BORO	6	6	.	6	.	6	2	-4	-1	0	2	0
	ANDOVER TWP.	17	17	51	68	49	116	0	-5	-1	-3	107	0
	BRANCHVILLE BORO	4	4	.	4	.	4	0	-4	0	0	0	0
	BYRAM TWP.	36	36	.	36	.	36	0	-2	1	-5	29	0
	FRANKFORD TWP.	40	40	.	40	.	40	3	-5	-1	-3	34	0
	FRANKLIN BORO	28	28	.	28	.	28	0	-14	-6	-2	7	0
	FREDON TWP.	9	9	20	29	16	44	0	-2	-1	-1	40	0
	GREEN TWP.	15	15	.	15	.	15	2	-2	-1	2	12	0
	HAMBURG BORO	14	14	.	14	.	14	2	-5	-2	1	7	0
	HAMPTON TWP.	21	21	34	55	28	82	0	-2	-1	-2	77	0
	HARDYSTON TWP.	39	39	.	39	.	39	0	-11	-1	-3	24	0
	HOPATCONG BORO	76	76	.	76	.	76	21	-13	-4	-9	71	0
	LAFAYETTE TWP.	16	16	.	16	.	16	3	3	-1	-1	14	0
	MONTAGUE TWP.	28	28	.	28	.	28	2	-21	-7	-1	1	0
	NEWTON TOWN	49	49	60	109	64	173	8	-54	11	-4	112	0
	OGDENSBURG BORO	15	15	.	15	.	15	0	-4	2	-1	9	0
	SANDYSTON TWP.	27	27	.	27	.	27	0	-1	0	-1	25	0
	SPARTA TWP.	43	43	.	43	.	43	2	12	5	11	17	0
	STANHOPE BORO	14	14	.	14	.	14	2	11	3	2	0	0
	STILLWATER TWP.	33	33	.	33	.	33	5	4	2	2	29	0
	SUSSEX BORO	28	28	.	28	.	28	0	21	5	1	1	0
	VERNON TWP.	119	119	.	119	.	119	5	8	1	9	105	0
	WALPACK TWP.	2	2	.	2	.	2	0	0	0	0	2	0
	WANTAGE TWP.	75	75	.	75	.	75	0	-13	4	-4	55	0
COUNTY		755	755	164	919	156	1075	51	218	62	68	779	0
UNION													
	BERKELEY HEIGHTS TWP.	--	--	--	--	--	--	--	--	--	--	--	--

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COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987 93	DFMOS	FLTER	CONVER	REHAB	PRECREDITED NEED	20% CAP
	CLARK TWP	39	39	132	171	107	278	0	43	6	12	216	0
	CRANFORD TWP	104	104	190	294	234	528	8	-68	-21	-18	429	0
	ELIZABETH CITY	3019	3019		3019		3019	190	-1257	-346	-50	1556	0
	FANWOOD BORO	15	15	42	57	43	101		-5	2	-6	87	0
	GARWOOD BORO	46	46	37	83	43	127		-32	-14	-3	84	0
	HILLSIDE TWP	154	154		154		154	4	111	-49	-7	0	0
	KENILWORTH BORO	19	19	90	109	82	191	2	-23	-12	-5	154	0
	LINDEN CITY	226	226	352	578	244	822	31	-272	-102	-22	456	0
	MOUNTAINSIDE BORO	8	8	101	109	96	205	3	-2	-1	-7	198	0
	NEW PROVIDENCE BORO	33	33	147	180	190	370	1	-34	-9	-11	318	0
	PLAINFIELD CITY	901	901		901		901	27	327	90	-24	488	0
	RAHWAY CITY	377	377	177	554	168	721	48	-152	-40	-16	560	0
	ROSELLE BORO	115	115		115		115	2	117	0	0	0	0
	ROSELLE PARK BORO	48	48	58	106	52	158	14	-92	-19	-8	53	0
	SCOTCH PLAINS TWP	76	76	169	245	163	408	1	-30	10	18	351	0
	SPRINGFIELD TWP	54	54	159	213	179	392	1	67	15	-12	300	0
	SUMMIT CITY	119	119	228	347	249	596	46	106	25	-25	486	0
	UNION TWP	105	105	403	509	337	846	10	193	78	-33	552	0
	WESTFIELD TOWN	134	134	212	346	200	545	0	-78	24	29	414	0
	WINFIELD TWP	33	33	5	38	5	43	0	-17	9	-1	16	0
COUNTY		5643	5643	2631	8274	2525	10798	405	-3031	873	321	6978	0
WARREN													
	ALLAMUCHY TWP	23	23		23		23	0	17	-2	2	3	0
	ALPHA BORO	27	25	4	29	26	55	0	-16	3	1	35	0
	BELVIDERE TOWN	25	25		25		25	0	-22	3	0	0	0
	BLAIRSTOWN TWP	105	45		45		45	0	-10	3	2	30	0
	FRANKLIN TWP	40	20	2	22	11	33	2	-7	2	-1	26	0
	FRELINGHUYSEN TWP	33	14		14		14	0	4	1	1	9	0
	GREENWICH TWP	28	15	10	25	68	93	0	-7	-2	-1	84	0
	HACKETTSTOWN TOWN	104	82	18	100	164	264	0	-78	12	3	172	0
	HARDWICK TWP	39	9		9		9	0	-1	0	0	7	0
	HARMONY TWP	60	23	4	28	35	63	2	6	2	1	57	0
	HOPE TWP	32	15		15		15	4	-3	-1	0	14	0
	INDEPENDENCE TWP	46	28	2	31	21	51	0	22	1	1	27	0
	KNOWLTON TWP	52	20	2	22	16	38	2	6	2	1	32	0
	LIBERTY TWP	40	17		17		17	0	-6	1	1	10	0
	LOPATCONG TWP	42	42	9	51	42	93	4	32	1	2	62	0
	MANSFIELD TWP	88	61	5	66	28	93	0	64	3	2	24	0
	OXFORD TWP	41	15		15		15	0	3	1	0	11	0
	PAHAQUARRY TWP	0	0		0		0	0	0	0	0	0	0
	PHILLIPSBURG TOWN	214	214		214		214	10	168	28	4	24	0
	POHATCONG TWP	61	34	9	44	71	114	0	12	3	1	98	0
	WASHINGTON BORO	91	67	8	74	37	112	0	71	12	2	27	0
	WASHINGTON TWP	70	41	10	50	71	121	0	9	2	2	108	0
	WHITE TWP	54	30		30		30	0	0	1	1		

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COUNTY		1315	864	84	948	588	1537	35	-573	85	26	889	0

1.-8. (No change.)
(d) (No change.)
(e) Conditions of the annual permit:
1. The "annual permit" may be issued for building/fire protection, electrical, or plumbing work or any combination of those classifications of work, providing that the individual responsible for work done under the annual permit possesses knowledge *as* *[of]* evidenced in accordance with N.J.A.C. 5:23-2.14(c)5, in the technical work classification for which the annual permit is sought.
i. An approved copy of the annual permit application shall be kept at *[the]* *a* facilities maintenance office ***within the municipality having jurisdiction*** for review by the Construction Official and appropriate subcode official. ***The Construction Official shall be notified of the location of the facilities maintenance office.***
2.-4. (No change.)
5. A permanent work log, approved by the construction official, of all work done under the "annual permit" must be maintained at *[the]* *a* facilities maintenance office ***on site or must be available at the time of the inspection upon 24 hours notice of such inspection***. The log must contain the date, a brief description of the work, photographs for any work which was not inspected prior to closing as set forth in 8 below, and the name of the person supervising the work. The log shall be retained for three years.
6. Architectural or engineering drawings, as required by law for work done under the annual permit, shall be prepared by a registered architect or licensed engineer as defined by the statutory requirements of the professional registration laws of this State and shall be kept permanently on file and be made available to the Construction Official and appropriate subcode official, for review upon request.
7. (No change.)
8. Work that is normally inspected prior to closing shall be ordered to be reopened by the facility upon written notice from the Construction Official or appropriate subcode official if he has reason to believe that a violation is present. A photograph shall be taken of any work intended to be enclosed without inspection.
9.-11. (No change.)
12. The following work is not permitted under an annual permit:
i.-vi. (No change.)
vii. Any modification work, other than routine maintenance, that affects life safety systems, such as, but not limited to:
(1) Emergency lighting systems;
(2) Smoke and heat detection systems;
(3) Stand-by generator systems;
(4) Emergency smoke evacuation systems.
viii. Any work which would disturb astestos and require a permit to perform.

5:23-4.18 Standards for municipal fees
(a) General:
1.-3. (No change.)
4. The fee to be charged for an annual construction permit shall be charged annually. This fee shall be a flat fee based upon the number of maintenance workers employed by the facility and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purposes of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing. Annual permit fees shall be non-refundable.
5. Prior to the issuance of the annual permit, a training registration fee of $100 per subcode shall be submitted by the applicant to the municipal construction official, who shall forward the fee to the Department of Community Affairs, Bureau of Construction Code Enforcement, Training Section along with copies of the construction permit (Form F-170). Checks shall be made payable to "Treasurer, State of New Jersey".
(b)-(e) (No change.)

5:23-4.20 Department fees
(a)-(b) (No change.)
(c) Department (enforcing agency) fees:
1.-11. (No change.)
12. Prior to the issuance of the annual permit, a training registration fee of $100 per subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Construction Code Enforcement, *T**[t]*raining *S**[s]*ection along with a copy of the construction permit (Form F-170). Checks shall be made payable to "Treasurer, State of New Jersey".

(a)

NEW JERSEY COUNCIL ON AFFORDABLE HOUSING

Procedural Rules

Adopted New Rules: N.J.A.C. 5:91

Proposed: April 21, 1986 at 18 N.J.R. 821(a).
Adopted: May 22, 1986 by the Council on Affordable Housing, Arthur R. Kondrup, Chairman.
Filed: May 23, 1986 as R.1986 d.221, **with substantive and technical changes** not requiring additional public notice and comment (see N.J.A.C. 1:30-4.3).

Authority: N.J.S.A. 52:27D-301, et seq., specifically, N.J.S.A. 52:27D-308.

Effective Date: June 16, 1986.
Expiration Date: June 16, 1991.

Summary of Public Comments and Agency Responses:

COMMENT: The proposed rules refer both to the "promulgation" and "adoption" of substantive criteria and guidelines by the Council as the date which will trigger certain time periods in the procedural rules, notably the period within which a municipality must file its housing element. For purposes of consistency, the rules should refer to either the "promulgation" or "adoption" of the substantive rules, even though those terms may be considered to be equivalent.

RESPONSE: The Council agrees with this suggestion and has modified all references to the "adoption" of substantive rules to refer to the "promulgation" of those rules.

COMMENT: N.J.A.C. 5:91-3.2, regarding transferred cases, requires transferred municipalities to submit a housing element within five months from the date of transfer or promulgation of criteria and guidelines by the Council, whichever is later, but thereafter provides that all time periods will be calculated to commence from the date of transfer alone. The rules should provide that the time periods will run from the date of transfer or from the adoption of criteria and guidelines whichever is later.

RESPONSE: The published proposal erroneously omitted the phrase "or from the promulgation of substantive criteria and guidelines by the Council, whichever is later", from the final sentence of N.J.A.C. 5:91-3.2; the phrase has been added upon adoption as part of the rule.

COMMENT: The proposed rules provide that a municipality include within its housing element and fair share plan any proposed regional contribution agreement. The rules should also clarify that a municipality may negotiate or enter into such an agreement at any time, with the Council's approval, and not only upon receiving substantive certification.

RESPONSE: The Council agrees with the comment and has clarified N.J.A.C. 5:91-12.1 by adding a new subsection (d).

COMMENT: The Council should propose rules which define the responsibility of the mediator and outline the scope of mediation.

RESPONSE: Subchapter 7 of the procedural rules addresses the scope of mediation, provides for a review of the mediation process, and requires that the mediator submit a report and recommendation to the Council. Consequently, the scope of the mediation process is defined, and the Council has determined not to restrict the role of any designated mediator by regulation, but prefers to provide a wide range of latitude in the conduct of the mediation process. Moreover, the Council is advised that the Office of Administrative Law is promulgating rules and regulations to govern mediation which may be undertaken by that office; upon the promulgation of such rules the Council may incorporate the procedures contained therein or may in fact propose and adopt its own rules respecting the conduct of mediation as it may find necessary.

COMMENT: The proposed regulations provide that an interested party may participate in the administrative process before the Council, and may receive notice of submissions made by municipalities. Therefore, Subchapter 2 should provide that interested parties may request notice and copies of documents filed with the Council within two weeks of the effective date of the regulations, and that municipalities shall provide such notice within two weeks of a request therefor.

RESPONSE: Although the rule directs municipalities to provide notice to interested parties "at the time it files a resolution of participation or at the time these rules are adopted, whichever is later," the rule does not prohibit an interested party from making a request for such notice at

any time thereafter. Of course, the timeliness of any such requests may be a factor in the Council's consideration of any objections to a municipality's housing element and fair share plan. In any event, the rule simply establishes a time frame within which requests for notice should be made and does not preclude any party from making a request for such notice at any time during the administrative proceedings.

COMMENT: The filing of a municipal housing element and fair share plan should be considered a request for substantive certification in all cases, not just in transferred cases, as set forth in N.J.A.C. 5:91-3.2.

RESPONSE: The suggestion is contrary to Section 13 of the Fair Housing Act and cannot properly be included as a requirement of these rules.

COMMENT: Proposed N.J.A.C. 5:91-8.1(a) appears to give the Council some discretion in deciding whether to refer matters to the Office of Administrative Law. This would be inappropriate since Section 15 of the Fair Housing Act requires referral to the OAL whenever mediation is unsuccessful.

RESPONSE: Section 15 of the Fair Housing Act provides for the referral of cases to the Office of Administrative Law "as a contested case as defined in the Administrative Procedure Act;" thus, the Council must determine whether the matter is "contested," under the APA. Moreover, the Council may also exercise its discretion to hear the matter itself as the reviewing agency.

COMMENT: With regard to the right to file motions, set forth in Subchapter 13, who has the right to file a motion with the Council? Who must be served with the notice of motion? How will the Council decide a motion?

RESPONSE: Motions will be considered on a case by case basis; the Council will conduct itself in a manner similar to that of a court of law and will require all parties to demonstrate standing and that all interested persons or individuals which may be affected by the relief requested have been notified of the motion and given an opportunity to be heard. The Council will decide all motions by a majority vote.

COMMENT: The proposed regulations do not create any kind of priority system among municipal applications; transferred cases should have some kind of priority.

RESPONSE: The Council will implement a system for the administration of cases upon initial review of the matters which come before it, and will devise a means to address all cases in an expeditious fashion.

Summary of Changes:

The rules as adopted by the Council was modified, as reflected above, to clarify that a municipality may enter into or negotiate a regional contribution agreement at any time, not just when the municipality has petitioned for certification of its housing element. Lastly, the rules as adopted include a descriptive heading within certain subparagraphs to further clarify the scope of the rule.

Full text of the adoption follows (additions to proposal shown in boldface with asterisks ***thus***; deletions from proposal shown in brackets with asterisks *[thus]*).

CHAPTER 91
PROCEDURAL RULES OF THE NEW JERSEY COUNCIL ON AFFORDABLE HOUSING

SUBCHAPTER 1. GENERAL PROVISIONS

5:91-1.1 Short title

The provisions of this chapter shall be known as "the procedural rules of the New Jersey Council on Affordable Housing."

5:91-1.2 Definitions

The following words and terms, when used in this chapter shall have the following meanings unless the context clearly indicates otherwise.

"Act" means the Fair Housing Act of 1985, L. 1985, c. 222, (C. 52:27D-301, et seq.).

"Agency" means the New Jersey Housing and Mortgage Finance Agency established by L. 1983, c. 530 (C. 55:14K-1 et seq.).

"Council" means the New Jersey Council on Affordable Housing established under the Act, and which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in this State.

"Fair Share Plan" means that plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet the low and moderate income housing needs of its region, and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in sections 9 and 14 of the Act, and as further described and defined in N.J.A.C. ***5:92*** *[(substantive rules)]*.

"Filed" means accepted for filing by the Council.

"Housing element" means that portion of a municipality's master plan, consisting of reports, statements, proposals, maps, diagrams and text, designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low and moderate income housing, as further described and defined by N.J.A.C. ***5:92*** *[(substantive rules)]*.

"Housing region" means a geographic area, determined by the Council, of no less than two nor more than four contiguous, whole counties which exhibit significant social, economic and income similarities, and which constitute to the greatest extent practicable the primary metropolitan statistical areas as last defined by the United States Census Bureau prior to July 2, 1985.

"Petition for Substantive Certification" means that petition which a municipality files, or is deemed to have filed, which engages the Council's mediation and review process.

"Receiving municipality" means, for purposes of a regional contribution agreement (RCA), a municipality which agrees to assume a portion of another municipality's fair share obligation.

"Sending municipality" means, for purposes of a regional contribution agreement (RCA), a municipality which seeks to transfer a portion of its fair share obligation to another willing municipality.

SUBCHAPTER 2. RESOLUTIONS OF PARTICIPATION

5:91-2.1 Form

(a) ***General:*** A resolution of participation shall express the intention of the municipality to participate in the administrative procedures outlined in the Act and in these rules and shall contain such information and be in such form as the Council may from time to time prescribe.

(b) ***Notice:*** At the time it files a resolution of participation, or at the time these rules are adopted, which ever is later, each participating municipality shall provide notice that it has submitted such a resolution to any interested party which has requested to receive such notice.

(c) ***Filed:*** A resolution of participation will be filed upon receipt by the Council.

5:91-2.2 Action equivalent to a resolution of participation

A municipality in an exclusionary zoning lawsuit transferred to the Council by the courts shall be considered to have filed a resolution of participation as of the date of the transfer.

SUBCHAPTER 3. HOUSING ELEMENT AND FAIR SHARE PLAN

5:91-3.1 Development of housing element

(a) ***General:*** A municipality which files a resolution of participation within four months after the effective date of the Act shall, within five months after the Council's *[adoption]* ***promulgation*** of its substantive criteria and guidelines, prepare and file with the Council a housing element and any fair share housing ordinance introduced and given first reading and second reading in a hearing pursuant to N.J.S.A. 40:49-2 which implements the housing element.

(b) ***Letter of Intent:*** A municipality which files a resolution of participation under this subchapter shall, within 30 days after the Council's *[adoption]* ***promulgation*** of its substantive criteria and guidelines, file with the Council, and serve upon any interested party which has so requested, a letter or report, in such form as the Council may from time to time determine, which contains, at a minimum, the following items:

1. The municipality's calculations of its fair share of its region's present and prospective need, as determined by a formula or methodology established by the Council; and

2. A statement of those specific adjustments to the calculation set forth in Section 7 of the Act, which the municipality intends to rely upon to alter the initial calculation, and the general reasons therefor; and

3. A proposed schedule for the preparation of a draft housing element and fair share plan, together with a description of all expert reports or studies upon which the municipality intends to rely in support of any proposed adjustments and a proposed schedule for the submission of such expert reports or studies; and

4. A description of all efforts the municipality has undertaken to provide notice to interested parties and the public that it has engaged the administrative procedures of the Act and will propose a housing element and fair share plan for the Council's review.

(c) ***Objectors:*** Within 15 days of receipt of a municipality's letter of intent, any interested party or potential objector shall file with the Council a statement of those portions of the report to which it objects, and shall state the reasons therefor.

(d) ***Draft Housing Element and Fair Share Plan:*** A municipality which files a resolution of participation under this subchapter shall, within three months after the Council's *[adoption]* ***promulgation*** of its substantive criteria and guidelines, file with the Council, and serve upon any interested party which has so requested, a draft housing element and fair share plan, which addresses in detail those items and factors identified in the municipality's letter of intent. The draft report shall be in a form as the Council may from time to time determine and shall include at least the following:

1. A statement of those factors set forth in Section 7 of the Act upon which the municipality will rely to adjust its calculated fair share of its region's present and prospective need for low and moderate income housing; and

2. A description and explanation of the expert reports and studies upon which the municipality relies and which supports its request for such adjustments; and

3. A copy of all such expert reports and studies or a status report of all such documents; and

4. Documentation of all efforts at premediation with interested parties and objectors, as well as any premediation conferences with Council staff, as well as documentation of any and all public hearings held in the development of a draft housing element and fair share plan.

(e) ***Objectors:*** Within 15 days after receipt of a municipality's draft housing element and fair share plan, any interested party or potential objector which disputes any findings or statements contained in the draft shall notify the Council and the participating municipality of its objections and a summary of the reasons therefor. Any interested party or potential objector shall also document all efforts at premediation with the participating municipality, including any participation at public hearings conducted by the municipality regarding the draft housing element and fair share plan.

(f) ***Housing Element and Fair Share Plan:*** A municipality which files a resolution of participation under this subchapter shall, within five months after the Council's *[adoption]* ***promulgation*** of its substantive criteria and guidelines, file with the Council and serve upon any interested party which has so requested, the municipality's proposed housing element and fair share plan, as well as any fair share housing ordinance introduced and given first reading and second reading in a hearing pursuant to N.J.S.A. 40:49-2 which implements the housing element. The proposed housing element and fair share plan shall be in a form determined by the Council and shall include at least the following:

1. A complete description of the municipality's calculation of its fair share of its region's present and prospective need for low and moderate income housing, pursuant to a methodology or formula determined by the Council; and

2. A complete and final statement of any and all adjustments, set forth in Section 7 of the Act, which the municipality relies upon in its calculation, as well as a summary of all support documentation, expert reports, studies and technical data; and

3. Copies of all such expert reports, studies or technical data; and

4. A response to objections to the municipality's draft housing element and fair share plan; and

5. Documentation of all efforts at premediation with potential objectors or interested parties, all efforts at premediation conferences with the Council, and all public hearings undertaken in the development of the municipality's proposed housing element and fair share plan.

5:91-3.2 Transferred cases

A municipality in an exclusionary zoning lawsuit transferred to the Council by the courts pursuant to section 16 of the Act, shall within five months from the date of transfer or promulgation of substantive criteria and guidelines by the Council, whichever is later, prepare and file with the Council a housing element and fair share plan. Any such municipality shall adhere to the procedures and time constraints specified in N.J.A.C. 5:91-3.1; all time periods set forth therein shall be calculated to commence from the date of transfer*, **or from the promulgation of substantive criteria and guidelines by the Council, whichever is later***.

5:91-3.3 Dismissal

In the event that a municipality fails to timely submit its housing element and fair share plan, or undertake those actions required pursuant to N.J.A.C. 5:91-3.1, the Council shall no longer retain jurisdiction and shall dismiss the matter.

5:91-3.4 Municipality which does not file *a* resolution *of participation* and is not in an exclusionary zoning lawsuit

A municipality which does not file a resolution of participation within four months after the effective date of the Act, and which is not in an exclusionary zoning lawsuit, may do so at any time thereafter. Upon filing a resolution of participation, the municipality shall request the Council to establish a schedule for the submission of the municipality's housing element and fair share plan, and any proposed regional contribution agreement.

SUBCHAPTER 4. PETITIONS FOR SUBSTANTIVE CERTIFICATION

5:91-4.1 Petition

(a) A petition for substantive certification shall be in such form and shall contain such information as the Council may from time to time determine.

(b) A municipality may, at any time within six years after it has filed a housing element and fair share plan with the Council, petition for substantive certification.

5:91-4.2 Action equivalent to a petition for substantive certification

A municipality in any exclusionary zoning lawsuit transferred to the Council by the courts shall be deemed to have filed a petition for substantive certification upon the timely submission of the municipality's housing element and fair share plan as required pursuant to N.J.A.C. 5:91-3.2.

5:91-4.3 Notice

(a) A municipality which has filed a petition for substantive certification, or is deemed to have so filed, shall publish notice of this petition in a newspaper of general circulation within the municipality and the county.

(b) The Council shall publish an updated list of all petitions for substantive certification it has received monthly in newspapers of general circulation within the State.

5:91-4.4 Inspection

A municipality which has filed a petition for substantive certification and proposed housing element and fair share plan with the Council shall make available for public inspection within the municipality, during business hours, copies of the proposal and supporting documentation, and shall include in its notice made pursuant to N.J.A.C. 5:91-4.3 the times, and places within the municipality at which the proposal will be made available for public inspection.

SUBCHAPTER 5. OBJECTIONS TO A PROPOSED HOUSING ELEMENT AND FAIR SHARE PLAN

5:91-5.1 Objection

(a) ***General:*** Within 45 days of publication of the notice of a municipality's petition for substantive certification, any person shall file objections with the Council. These objections shall be in a form as may be determined by the Council and shall include at least:

1. A statement as to each and every aspect of the municipality's proposed final housing element and fair share plan with which the person disputes; and

2. An explanation of the basis for each and every such dispute or objection, including, where appropriate, citations to expert reports, studies, or other data relied upon; and

3. Copies of all such expert reports, studies and data relied upon; and

4. Proposed modifications, changes, or other measures which will resolve the objection or dispute consistent with the Council's criteria and guidelines; and

5. A statement documenting all efforts at premediation, participation in conferences, or public hearings and a summary of the results of any such efforts.

(b) ***Completeness:*** An objection shall constitute as completely as possible a full statement of all issues, or matters contained in the proposed housing element and fair share plan, with which the objector is in dispute.

SUBCHAPTER 6. CONSIDERATION OF A MUNICIPALITY'S HOUSING ELEMENT AND FAIR SHARE PLAN WHERE NO OBJECTIONS ARE FILED

5:91-6.1 Council review

(a) ***General:*** Unless an objection to a municipality's proposed housing element and fair share plan is filed within 45 days of the publication of the notice of the municipality's petition for substantive certification, the Council shall review the petition and shall issue substantive certification if it shall find that:

1. The municipality's proposed housing element and fair share plan is consistent with the rules and criteria adopted by the Council and is not inconsistent with achievement of the low and moderate income housing needs of the region as adjusted pursuant to the Council's criteria and guidelines; and

2. The combination of the elimination of unnecessary housing cost generating features from the municipal land use ordinances and regulations, and the affirmative measures in the final proposed housing element and fair share plan make the achievement of the municipality's fair share of low and moderate income housing realistically possible after allowing for the implementation of any regional contribution agreement approved by the Council.

5:91-6.2 Conference

In conducting its review of a petition for substantive certification the Council may meet with the municipality.

5:91-6.3 Grant, denial or conditional denial of substantive certification

(a) Upon a review of a petition for substantive certification the Council may grant the petition, deny the petition, or condition its denial of certification upon changes in the municipality's proposed housing element or fair share plan. Any such denial or conditions for approval shall be in writing and shall set forth the reasons for the denial or the imposition of conditions.

(b) If, within 60 days of the Council's denial or conditional denial of a petition for substantive certification, the municipality refiles its petition with changes satisfactory to the Council, the Council shall issue substantive certification.

(c) Within 45 days after the Council has granted substantive certification the municipality shall adopt its fair share housing ordinance as approved by the Council.

SUBCHAPTER 7. MEDIATION

5:91-7.1 General

(a) The Council shall engage in mediation where a timely objection to a municipality's petition for substantive certification is filed. The Council may appoint a designee to conduct mediation, and the Council or its designee shall meet with the representatives of the municipality and the objectors and attempt to mediate a resolution of the dispute.

5:91-7.2 Scope of mediation

(a) Within 10 days after a matter is referred to the Council for mediation, the Council, or its designee, shall meet with representatives of the municipality and the objector and shall establish a schedule for mediation.

(b) The Council or its designee shall meet with the municipality and the objectors as often as the Council or its designee shall determine necessary and may impose such deadlines for the submission of information, reports, studies or other documentation as the Council or its designee shall find necessary.

(c) The Council or its *[mediator]* ***designee*** may, upon notice to the parties, during the course of any mediation, rely upon or use any interim adjudications previously entered by a trial court in the matter, or any stipulations previously entered into by the parties in any such litigation.

(d) The Council may during the mediation, determine to review itself or to refer to the Office of Administrative Law any issue which may facilitate a satisfactory conclusion to the mediation process. This review shall be conducted as an adjudication complying with all applicable due process requirements.

(e) Mediation before the Council or its designated mediator may be conducted for a period of not more than 60 days after the time for the receipt of objections to a petition for substantive certification has expired. If the Council is dissatisfied with the progress of the mediation proceedings, or determines that the parties have reached an impasse, and that mediation could not resolve the dispute, the Council may declare an end to the mediation process and refer the matter to the Office of Administrative Law for adjudication as a contested case as provided in N.J.A.C. 5:91-8. The period for mediation established in this section may be extended by the Council for good cause shown.

5:91-7.3 Review of mediation

(a) Before the conclusion of the 60-day mediation period, if such mediation was conducted by a mediator designated by the Council, the mediator shall prepare a report and recommendation to the Council, detailing the following factors:

1. The progress of the mediation proceedings; and
2. The issues in dispute between the parties; and
3. The stipulations or other agreements between the parties; and
4. A recommendation that the Council either grant, deny, or conditionally deny substantive certification, and the reasons therefor, or a recommendation that the matter be referred to the Office of Administrative Law for adjudication as a contested case.

(b) The Council shall determine whether to grant, deny or conditionally deny substantive certification, or to refer the matter to the Office of Administrative Law for adjudication as a contested case.

(c) If the matter is referred to the Office of Administrative Law, the parties shall be bound by any agreements entered into during the mediation.

SUBCHAPTER 8. REFERRAL TO OFFICE OF ADMINISTRATIVE LAW (OAL)

5:91-8.1 General

(a) In the event mediation efforts are unsuccessful the Council shall determine whether to refer the matter to the Office of Administrative Law (OAL) for resolution as a contested case. Upon determining that the matter shall be referred to the Office of Administrative Law for adjudication as a contested case, the Council shall transmit the matter to the OAL together with the mediation report, the result of any adjudication under N.J.A.C. 5:91-7.2(d), the municipality's petition for substantive certification and any objections thereto.

(b) The Office of Administrative Law shall expedite its hearing process as much as practicable in accordance with N.J.S.A. 52:27D-315(c).

(c) A written transcript of all oral testimony and copies of all exhibits introduced into evidence shall be submitted to the Council by the Office of Administrative Law simultaneously with a copy of the initial decision. The costs of the transcript shall be shared equally by the municipality and the objectors.

SUBCHAPTER 9. COUNCIL'S REVIEW OF THE INITIAL DECISION

5:91-9.1 Review

Within 45 days after the issuance of an initial decision from the Office of Administrative Law, the Council shall, upon review of the record submitted by the Administrative Law Judge, adopt, reject or modify the recommended report and decision. Unless the Council modifies or rejects the initial decision within this period of time, the decision of the Administrative Law Judge shall be deemed adopted. For good cause shown, upon certification by the Director of the Office of Administrative Law and the Council, the time limit established under this subchapter may be extended pursuant to N.J.A.C. 1:1-16.6.

SUBCHAPTER 10. GRANT, DENIAL OR CONDITIONAL DENIAL OF SUBSTANTIVE CERTIFICATION

5:91-10.1 Substantive certification

(a) Substantive certification, shall be issued if:

1. The municipality's proposed housing element and fair share plan is consistent with the rules and criteria adopted by the Council and not inconsistent with the obligation to create a realistic opportunity to meet the low and moderate income housing needs of its region as adjusted pursuant to the Council's criteria and guidelines; and

2. The combination of, the elimination of unnecessary housing cost generating features from the municipal land use ordinances and regulations, and, affirmative measures in the housing element and fair share plan make the achievement of the municipality's fair share of low and moderate income housing realistically possible after allowing for the implementation of any regional contribution agreement approved by the Council.

(b) Upon conducting the review set forth in (a) above, the Council may deny the petition for substantive certification, or condition a grant of substantive certification upon specific changes in the housing element or fair share plan. Any denial or conditions for approval shall be in writing and shall set forth the reasons for the denial or conditions. If, within 60 days of the Council's denial or conditional denial, the municipality refiles its petition with changes satisfactory to the Council, the Council shall issue substantive certification.

(c) In conducting its review set forth in this section, the Council may meet with the municipality and any objector thereto.

(d) Within 45 days of the grant of substantive certification, the municipality shall adopt its fair share housing ordinance as approved by the Council. The Council's grant of certification will be void and of no force and effect in the event that any municipality fails to timely adopt its fair share ordinance.

SUBCHAPTER 11. GENERAL POWERS

5:91-11.1 Restraining Orders

At any time, upon its own determination, or upon the application of any interested party, and after a hearing and opportunity to be heard, the Council may issue such orders as may be necessary to require that a participating municipality take appropriate measures to preserve scarce resources that may be essential to the satisfaction of the municipality's obligation to provide for its fair share of its region's present and prospective need for low and moderate income housing.

5:91-11.2 Accelerated denial of substantive certification

At any time, upon its own determination, or upon the application of any interested party, and after a hearing and opportunity to be heard, the Council may deny substantive certification without proceeding further with the mediation and review process.

SUBCHAPTER 12. REGIONAL CONTRIBUTION AGREEMENTS (RCAs)

5:91-12.1 Terms of agreement

(a) ***General:*** A municipality may propose to transfer up to 50 percent of its fair share to another municipality within its housing region by means of a contractual agreement into which two municipalities voluntarily enter. A sending municipality which is required to submit its housing element and fair share plan within five months, as provided in N.J.A.C. 5:91-3.1, shall include in its letter of intent and draft housing element and fair share plan the following:

1. ***Letter of Intent:*** A sending municipality which proposes to transfer a portion of its fair share to another receiving municipality shall include within its letter of intent:

i. A statement of reasons for the proposed regional contribution agreement; and

ii. A summary of the proposed agreement, including an estimation of the number of units to be transferred, and an explanation or description of any proposed compensation for the acceptance of such units by a receiving municipality; and

2. Draft Housing Element and Fair Share Plan: A sending municipality shall include within its draft report a detailed statement of the terms and conditions of a proposed regional contribution agreement which shall include specific information regarding the factors enumerated in 1. above, and which shall further specify the range of costs associated with such a proposed agreement and the source of any funds or resources upon which the sending municipality will rely. The draft shall also contain an alternative plan by which the municipality will achieve its fair share in the event the municipality fails to enter into its proposed regional contribution agreement.

(b) ***Housing Element and Fair Share Plan:*** A municipality which proposes to enter into a regional contribution agreement shall include within its proposed housing element and fair share plan a statement of the terms and conditions of any proposed agreement, including:

1. The number of units to be transferred; and

2. The amount of compensation to be paid in return for such a transfer, the nature of such compensation, and the source of such compensation; and

3. A draft or final form of contract which includes all terms and conditions of the regional contribution agreement; and

4. A memorandum of understanding with a receiving municipality that such receiving municipality will enter into the proposed regional contribution agreement with the sending municipality and will execute an agreement substantially embodying the terms and conditions set forth above, and which includes a schedule for the submission of a project plan by the receiving municipality to the Agency for review, as set forth in section 12(e) of the Act.

(c) A regional contribution agreement, the substance of which has been approved by the Council in granting a petition for substantive certification, may be entered into upon the Council awarding substantive certification or thereafter.

(d) Nothing in this subchapter shall be construed to prohibit any municipality from negotiating or proposing to enter into a regional contribution agreement at any time.

5:91-12.2 Review by county planning boards or agencies

(a) Regional contribution agreements shall be reviewed by the county planning board or agency of the county in which the receiving municipality is located. The county planning board or agency shall consider whether or not the transfer agreement is in accordance with sound comprehensive regional planning, in accordance with the terms of the master plan and zoning ordinance of both sending and receiving municipalities, its own county master plan, and the State Development and Redevelopment Plan (SDRP) or State Development Guide Plan (SDGP) if the SDRP is not completed.

1. In the event that there is no county planning board or agency in the county in which the receiving municipality is located, the Council shall determine whether or not the agreement is in accordance with sound comprehensive regional planning.

(b) All determinations of a county planning board or agency shall be in writing and shall be made within such time limits as the Council may prescribe, beyond which the Council shall make those determinations. No fee shall be paid to the county planning board or agency for its review pursuant to this subsection.

5:91-12.3 Review by the Council

(a) Upon review of a proposed regional contribution agreement, by the county planning board or agency in which the receiving municipality is located, and which has been approved in substance by the Council in granting substantive certification of a municipality's petition, the Council shall determine whether or not the proposed agreement creates a realistic opportunity for the provision of low and moderate income housing, within convenient access to employment opportunities, as set forth in the municipality's petition.

(b) Upon the recommendation of the Agency, the Council may approve as part of the regional contribution agreement a provision that the time limitations for contractual guarantees or resale controls for low and moderate income units included in the proposed project be for less than 30 years if the Agency determines that modification is necessary to assure the economic viability of the project.

(c) The Council shall approve a proposed regional contribution agreement upon a finding that:

1. The agreement provides a realistic opportunity for low and moderate income housing within convenient access to employment opportunities; and

2. That the agreement is consistent with sound comprehensive regional planning; and

3. That the receiving municipality's project plan is a feasible and viable means of achieving the purposes of the agreement, as determined by the Agency.

(d) The Council shall approve all regional contribution agreements by resolution; the Council shall set forth in its resolution a schedule of the contributions to be appropriated annually by the sending municipality. A copy of the adopted resolution shall be filed promptly with the Division of Local Government Services in the Department of Community Affairs and the Director shall thereafter not approve an annual budget of a sending municipality if it does not include appropriations necessary to meet the terms of the resolution.

5:91-12.4 Receiving municipalities

(a) ***Statements of Intent:*** Municipalities which may intend to enter into a regional contribution agreement as a receiving municipality shall notify the Council of their interest and of any proposed conditions or requirement for their participation.

1. Statements of intent submitted under this section shall be in the form of a resolution adopted by the municipality.

2. Statements of intent filed with the Council pursuant to this section shall not preclude any receiving municipality from negotiating with any potential sending municipality.

3. No receiving municipality shall be required to accept a greater number of low and moderate income units through an agreement than it has expressed a willingness to accept in its statement, but the number stated shall not be less than a reasonable minimal number of units, as determined by the Council, not to exceed 100.

(b) ***Memorandum of understanding:*** A municipality which intends to enter into a regional contribution agreement as a receiving municipality shall, before a sending municipality submits its proposed housing element and fair share plan to the Council, enter into a memorandum *[or]* *of* understanding with the sending municipality which:

1. Outlines the terms and conditions of the proposed regional contribution agreement; and

2. Includes a schedule of when the project plan will be submitted to the Agency for review as required by (c), below.

(c) ***Project Plan:*** A receiving municipality shall submit a proposed project plan, which shall be in such form and contain such information as the Agency may require, to the Agency pursuant to the schedule contained in the municipality's memorandum of understanding with the

sending municipality. The Council or the Agency may impose time limitations for the submission of a project plan, or any updates or additions thereto.

(d) *Feasibility review by the Agency:* The Agency may undertake such review as is necessary, including scheduling meetings or hearings and requiring further information, studies or reports, in order to render a timely feasibility analysis of a proposed project for the Council's review. Failure of the receiving municipality to promptly or properly comply with the requirements of the Agency may result in the Agency's refusal to certify the feasibility of the proposed project.

5:91-12.5 Enforcement of a regional contribution agreement

The Council shall take such actions as may be necessary to enforce a regional contribution agreement.

SUBCHAPTER 13. MOTIONS

5:91-13.1 Form of motion

An application to the Council for an order shall be by motion. A motion shall be by notice of motion in writing, unless the Council permits it to be made orally. Every motion shall state the time and place when it is to be presented to the Council, the grounds upon which it is made, the nature of the relief sought, and shall be accompanied by a proposed form of order. When a matter becomes a contested case, motions shall be pursuant to N.J.A.C. 1:1-9.

5:91-13.2 Oral argument

A movant's request for oral argument shall be made either in his moving papers or reply. A respondent's request for oral argument shall be made in his answering papers. All requests for oral argument shall state the reasons therefor*[e]*.

5:91-13.3 Affidavits, briefs and supporting statements

Motions and answering papers shall be accompanied by all necessary supporting affidavits and briefs or supporting statements. All motions and answering papers shall be supported by affidavits for facts relied upon which are not of record or which are not the subject of official notice. Such affidavits shall set forth only facts to which the affiants are competent to testify. Properly verified copies of all papers or parts of papers referred to in such affidavits may be annexed thereto.

5:91-13.4 Time for serving and filing motions and affidavits or briefs

A notice of motion shall be served and filed not later than 20 days before the time specified for the return date unless otherwise ordered by the Council. If a motion is supported by affidavit or brief, the affidavit or brief shall be served and filed with the motion. Any opposing affidavits or briefs, or any cross-motions, shall be served and filed not later than 10 days before the return date. Answers or responses to any opposing affidavits or briefs, or to any cross-motions, shall be served and filed not later than five days before the return date unless the Council otherwise orders.

5:91-13.5 Orders

The Council shall render a decision on the motion by issuing the proposed order filed with the motion or by instructing the prevailing party to prepare and submit an appropriate order. If the Council has made findings of fact and conclusions of law explaining its disposition of the motion, the order shall so indicate.

ENVIRONMENTAL PROTECTION

(a)

OFFICE OF THE COMMISSIONER

Hazardous Substance Discharges: Reports and Notices

Adopted New Rule: N.J.A.C. 7:1-7

Proposed: August 5, 1985 at 17 N.J.R. 1826(a).

Adopted: May 22, 1986 by Richard T. Dewling, Commissioner, Department of Environmental Protection.

Filed: May 23, 1986 as R.1986 d.229, **with technical and substantive changes** not requiring additional public notice or comment (N.J.A.C. 1:30-4.3).

Authority: N.J.S.A. 13:1K-15 et seq. (P.L. 1984, c.210).

Effective Date: June 16, 1986.

Expiration date: September 16, 1990.

DEP Docket No. 037-85-06.

Summary of Public Comments and Agency Responses:

On August 5, 1985 the New Jersey Department of Environmental Protection ("NJDEP" or "Department") proposed a new rule to implement the provisions of N.J.S.A. 13:1K-15 et seq. (P.L. 1984, c. 210), commonly known as the "Hazardous Substance Discharge—Reports and Notices Act" ("Act"). NJDEP held open a public comment period for written comments until September 4, 1985. Four written comments and one oral comment by telephone were received on the proposed new rule during the public comment period.

The Department's changes to the rules upon adoption consist of clarification of text and format. For example, N.J.A.C. 7:1-7.5(b) 9 has been revised pursuant to several comments informing NJDEP that the submittal of a Discharge Prevention Containment and Countermeasure Plan ("DPCC") for a company should not be required unless a DPCC plan has not been previously submitted to the Department. NJDEP has clarified the various reporting requirements for all interested parties at N.J.A.C. 7:1-7.5, 7.7 and 7.8. Also, the telephone number and mailing address for NJDEP's Field Operations, Compliance and Enforcement in Yardville, New Jersey has been updated in N.J.A.C. 7:1-7.4 and 7.5(c) and (d). NJDEP summarizes and responds to the comments received and explains the revisions upon adoption to N.J.A.C. 7:1-7 as follows:

COMMENT: One commenter felt that the definition of an industrial establishment was too broad and requested clarification of the exemption process for industrial establishments detailed in N.J.A.C. 7:1-7.9(c). This commenter felt that the definition of an industrial establishment should be limited to only those locations where employees are stationed during normal working hours.

RESPONSE: The regulatory definition of "industrial establishment" at N.J.A.C. 7:1-3 is identical to the statutory definition at N.J.S.A. 13:1K-15(c). The Department does not have the authority to either limit or expand the scope of the definition of industrial establishment inconsistent with the provisions of the Act. However, N.J.A.C. 7:1-7.9, titled "Procedure for Inclusions or Exemption of Groups Within SIC Codes from the Definition of an Industrial Establishment," does provide at N.J.A.C. 7:1-7.9(c) through (g) a process for exempting Standard Industrial Classification ("SIC") codes from the scope of the definition of industrial establishments. The Department believes that the exemption process at N.J.A.C. 7:1-7.9 does not require any further clarification. Interested parties should prepare an SIC exemption request, including all appropriate documentation, evidence and other proofs available, for submission to the Department at the address specified in the "General Program Information" section at N.J.A.C. 7:1-7.4.

COMMENT: Most commenters questioned the definition of a reportable hazardous discharge and suggested the inclusion of de minimis requirements.

RESPONSE: The statutory definition of "hazardous discharge" specified in the Act has been incorporated into N.J.A.C. 7:1-7.3. Both the Act and N.J.A.C. 7:1-7 derive a definition of "hazardous discharge" from any discharge required to be reported pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. ("Spill Act"), and any regulations promulgated thereto but not reported to NJDEP prior to the Act's December 10, 1984 effective date. N.J.S.A. 58:10-23.11b(h) defines "discharge" broadly without de minimus criteria except the requirements that said discharge may result in damages to the lands, waters or natural resource of New Jersey. A "reportable discharge" for Spill Act purposes pursuant to N.J.A.C. 7:1E-2.1(a) is "any discharge of a hazardous substance which is in such quantity or concentration as may be harmful or which poses a foreseeable risk of harm to public health or welfare, or to natural resources". The Department cannot unilaterally change the definition of hazardous discharge, including the addition of de minimis criteria, without appropriate statutory amendments to the Spill Act. The lack of de minimis criteria for hazardous discharges in both the Act and the Spill Act reflect the reality that even small quantities of certain hazardous contaminants can pose a substantial risk to the public health, safety and environment.

COMMENT: Several commenters felt that the reporting process of N.J.A.C. 7:1-7 was cumbersome and duplicative. These commenters feel that the information requested under the Act and N.J.A.C. 7:1-7 is already required to be submitted under the Spill Act and Spill Act Regulations, N.J.A.C. 7:1E.

RESPONSE: The Department recognizes that the Act and the Spill Act cover the same universe of hazardous discharges. The purpose of this Act and N.J.A.C. 7:1-7 is not to create duplicative hazardous discharge reporting requirements. The Act and N.J.A.C. 7:1-7 were created to enhance the communications between the industrial community, local officials and NJDEP regarding hazardous discharges. The Department

EXHIBIT L

SUPERIOR COURT OF NEW JERSEY
APPELLATE DIVISION
DOCKET NO. A-1628-85T7
(Consolidated)

IN THE MATTER OF CERTAIN AMENDMENTS TO THE ADOPTED AND APPROVED SOLID WASTE MANAGEMENT PLAN OF THE MORRIS COUNTY SOLID WASTE MANAGEMENT DISTRICT	Civil Action On Appeal from the Adoption by Morris County and the Approval by the Department of Environmental Protection of an Amendment to the Morris County Solid Waste Management Plan

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BRIEF OF STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION

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THE APPELLATE DIVISION PROPERLY POSSESSES JURISDICTION OVER THESE CONSOLIDATED LAWSUITS BECAUSE THE ENTIRE CONTROVERSY DOCTRINE REQUIRES THAT THE CHALLENGES TO MORRIS COUNTY'S DESIGNATION OF SITE 6-1B IN ROCKAWAY TOWNSHIP AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S APPROVAL OF THAT DESIGNATION MUST BE CONSIDERED BY A SINGLE TRIBUNAL AND BECAUSE THE LAW DIVISION LACKS JURISDICTION OVER LAWSUITS AGAINST STATE ADMINISTRATIVE AGENCIES WHOSE ACTIONS ARE REVIEWABLE ONLY BY THE APPELLATE DIVISION. 72

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Doe v. State, 165 N.J. Super. 392 (App. Div. 1979) 74

Advocate and the Township, it will insure satisfaction by the Township of its fair share of the region's housing need. A variety of differences may be evident. First, because the Council may utilize different definitions of region and need and may allocate the region's need according to a different formula than that utilized previously in litigation, the Township's fair share obligation might differ from the 1,135 units specified in the settlement agreement. Ja350. Second, the Township's housing element may utilize different techniques to meet the fair share obligation, accounting for the legislative authorization of subsidies and regional contribution agreements. Finally, if the Township is correct in its claim that it will be unable to meet its fair share obligation because of the lack of vacant, developable land,* it can

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* Although the Township claims that it will be unable to meet its fair share obligation without utilization of Site 6-1B, the Public Advocate avoids making such a direct claim, asserting instead that the Site is the keystone of the settlement agreement and relying heavily on Judge Skillman's statement that "there appear not to be other prime sites for lower income housing" in Rockaway Township. See Public Advocate's Brief at 8, 22-23. The Advocate's reluctance to state that no other sites exist in the Township is understandable because, in the event that he is unsuccessful in this current litigation and Site 6-1B is developed for landfill purposes, he will likely argue in further administrative or judicial proceedings that Rockaway Township must identify other lands for Mt. Laurel housing. Further, the Advocate's reliance on Judge Skillman's statement seeks to stretch the statement beyond its obvious limits. Judge Skillman never found and could not have found on the basis of the testimony before him that no other sites were available for Mt. Laurel housing; instead, the court focused on prime sites and only commented that there do not "appear" to be other prime sites, recognizing the uncontested nature of the testimony of the Township planner upon which the court's conclusions were reached. Further, Judge Skillman's comments were made in the course of a judicial proceeding prior to the adoption of the Fair Housing Act, which created an administrative structure to allocate the region's fair share obligations and that provided additional techniques to each

(Footnote Continued On Following Page)

seek to adjust its fair share obligation by convincing the Affordable Housing Council of this fact. This adjustment will not adversely affect those families seeking affordable housing in the region because, as noted by Judge Skillman in Morris County Fair Housing Council v. Boonton Township, 209 N.J. Super. 393, 428 n.13 (Law Div. 1985), aff'd Mt. Laurel III, slip op. at 64 n.13 (RDEPa167), the Affordable Housing Council will be required to devise a method through which any downward adjustment in one municipality's fair share will be offset by an increase elsewhere in the same housing region.

Consequently, upon the transfer of the Rockaway Township matter to the Affordable Housing Council, the Township's Mt. Laurel obligations will be assessed in a manner that allocates to the Township a fair share of the region's need and assists it in devising a housing element that provides a realistic opportunity to meet that need. As part of "a coherent, consistent plan to provide a realistic opportunity for lower income housing," the Township will be able to meet its fair share of the region's need for affordable housing. Mt. Laurel III, slip op. at 71 (RDEPa174). By definition, if the Township is unable to provide for its allocation of the fair share because of a lack of available, developable land, its fair share must be adjusted -- and the Fair Housing Act provides for such adjustment. Any other requirement would be illogical, incon-

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(Footnote Continued From Previous Page)

municipality to meet its fair share. Accordingly, even the tentative and limited finding made by Judge Skillman cannot support the Public Advocate's position in light of this recent legislation.

EXHIBIT LL

TABLE A-18

RANDOLPH TOWNSHIP

	% of all renters	% paying less than 20% of income as rent	% paying 20-24% of income as rent	% paying 25-34% of income as rent	% paying over 3 of income as rent
Earning under $5000	5.9	--	--	--	100
Earning $5-9999	9.0	0	0	6.3	93.6
Earning $10-14,999	17.8	8.5	17.0	38.6	15.8
Earning $15-19,999	21.4	21.6	34.0	42.3	1.9
Earning $20,000 and over	45.2	80.2	18.3	1.3	0

RANDOLPH

GEOGRAPHY: STATE: 34 SMSA: 56 COUNTY: 027 MCD: 160 PLACE: TRACT: BG: ED: UA: CD:

26. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT (29)

LESS THAN $60	0
$60 TO $79	0
$80 TO $99	0
$100 TO $119	0
$120 TO $149	0
$150 TO $169	0
$170 TO $199	38
$200 TO $249	106
$250 TO $299	318
$300 TO $349	772
$350 TO $399	434
$400 TO $499	170
$500 OR MORE	75
MEDIAN	$ 332
MEAN	$ 345
NO CASH RENT	42

27. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS (12,29)

RENTER OCCUPIED	1913
MEAN CONTRACT RENT	$ 313
VACANT FOR RENT	68
MEAN RENT ASKED	$ 282

28. SPECIFIED OWNER-OCCUPIED NON-CONDOMINIUM HOUSING UNITS BY MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

WITH A MORTAGE:		NOT MORTAGED:	
LESS THAN $100	0	LESS THAN $50	0
$100 TO $149	0	$50 TO $74	0
$150 TO $199	9	$75 TO $99	0
$200 TO $249	0	$100 TO $124	0
$250 TO $299	34	$125 TO $149	5
$300 TO $349	142	$150 TO $199	32
$350 TO $399	214	$200 TO $249	181
$400 TO $449	242	$250 OR MORE	372
$450 TO $499	297	MEDIAN	$ 251
$500 TO $599	657		
$600 TO $749	662		
$750 OR MORE	808		
MEDIAN	$ 590		

29. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER BY GROSS RENT (11,29)

	LESS THAN $100	$100 TO $199	$200 TO $299	$300 OR MORE	NO CASH RENT
WHITE	0	38	404	1342	42
BLACK	0	0	11	52	0
AMERICAN INDIAN,ESKIMO,ALEUT	0	0	0	0	0
ASIAN AND PACIFIC ISLANDER (4)	0	0	9	47	0
SPANISH ORIGIN (ANY RACE)	0	0	4	36	0

30. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY HOUSEHOLD INCOME IN 1979 BY GROSS RENT AS PERCENTAGE OF INCOME (29)

	LESS THAN $5000	$5000 TO $9999	$10000 TO $14999	$15000 TO $19999	$20000 OR MORE
LESS THAN 20 PERCENT	0	0	29	89	694
20 TO 24 PERCENT	0	0	58	140	159
25 TO 34 PERCENT	0	11	200	174	12
35 PERCENT OR MORE	113	162	54	8	0
NOT COMPUTED (31)	10	10	16	9	7

31. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY HOUSEHOLD INCOME IN 1979 BY SELECTED MONTHLY OWNER COSTS AS PERCENTAGE OF INCOME (32,33,34)

	LESS THAN $5000	$5000 TO $9999	$10000 TO $14999	$15000 TO $19999	$20000 OR MORE
LESS THAN 20 PERCENT	0	0	13	66	1765
20 TO 24 PERCENT	0	6	31	29	646
25 TO 34 PERCENT	0	14	46	97	535
35 PERCENT OR MORE	70	40	91	62	137
NOT COMPUTED	7	0	0	0	0

32. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER BY MORTAGE STATUS AND SELECTED MONTHLY OWNER COSTS (11,32,33)

	WITH A MORTGAGE					NOT
	LESS THAN $200	$200 TO $299	$300 TO $399	$400 TO $499	$500 OR MORE	MORTGAGED
WHITE	9	34	356	534	2023	590
BLACK	0	0	0	5	22	0
AMERICAN INDIAN,ESKIMO, ALEUT	0	0	0	0	0	0
ASIAN AND PACIFIC ISLANDER	0	0	0	0	77	0
SPANISH ORIGIN	0	0	0	0	51	3

EXHIBIT M

Table 57. Income in 1969 of Families, Unrelated Individuals, and Persons by Race and Urban and Rural Residence: 1970

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State	The State				Urban			
	Total	White	Negro	Persons of Puerto Rican birth or parentage	Total	White	Negro	Persons of Puerto Rican birth or parentage
INCOME OF FAMILIES AND UNRELATED INDIVIDUALS								
Families								
Total	1 838 889	1 657 936	172 687	29 941	1 636 388	1 464 443	164 486	28 989
Less than $1,000	31 278	23 353	7 674	1 775	28 112	20 561	7 330	1 751
$1,000 to $1,999	30 748	23 937	6 590	935	27 294	20 847	6 251	918
$2,000 to $2,999	49 143	38 554	10 320	1 711	43 331	33 337	9 749	1 672
$3,000 to $3,999	59 029	45 875	12 766	2 788	51 949	39 356	12 255	2 730
$4,000 to $4,999	66 025	52 526	13 018	2 925	57 999	45 165	12 406	2 873
$5,000 to $5,999	76 426	62 302	13 578	3 467	67 133	53 650	12 983	3 344
$6,000 to $6,999	87 923	73 843	13 598	2 982	77 633	64 229	12 970	2 928
$7,000 to $7,999	102 808	88 702	13 600	2 398	89 950	76 601	12 909	2 293
$8,000 to $8,999	119 187	106 288	12 459	2 029	105 450	93 260	11 780	1 973
$9,000 to $9,999	120 705	109 310	10 964	1 710	106 528	95 635	10 503	1 601
$10,000 to $11,999	250 407	230 641	18 858	2 895	221 633	202 926	17 934	2 786
$12,000 to $14,999	302 283	281 804	19 355	2 156	270 631	251 140	18 523	2 007
$15,000 to $24,999	413 366	394 082	17 479	1 849	372 202	353 883	16 648	1 736
$25,000 to $49,999	110 045	107 563	2 087	256	99 117	96 774	1 997	238
$50,000 or more	19 436	19 156	261	65	17 346	17 079	248	59
Median income	$11 407	$11 771	$7 644	$6 459	$11 469	$11 868	$7 643	$6 398
Mean income	$13 025	$13 505	$8 493	$7 395	$13 079	$13 602	$8 493	$7 317
Mean income per family member	$3 654	$3 834	$2 152	$1 728	$3 677	$3 872	$2 158	$1 715
Index of income concentration	0.341	0.332	0.355	0.356	0.343	0.328	0.353	0.358
Families with female head	202 005	149 840	51 225	5 702	188 751	138 002	49 921	5 614
Mean income	$7 448	$8 254	$5 114	$3 859	$7 454	$8 307	$5 118	$3 859
Unrelated individuals								
Total	543 361	466 332	72 558	6 441	498 380	426 648	69 248	5 933
Less than $1,000	94 557	77 245	16 065	1 371	86 288	69 980	15 104	1 228
$1,000 to $1,999	103 775	90 322	12 645	926	95 188	82 484	11 942	823
$2,000 to $2,999	63 371	54 228	8 710	708	58 075	49 286	8 375	613
$3,000 to $3,999	50 040	41 899	7 759	935	45 580	37 818	7 393	862
$4,000 to $4,999	42 076	34 825	6 943	835	38 637	31 590	6 750	798
$5,000 to $5,999	39 467	33 240	6 014	695	36 545	30 569	5 772	669
$6,000 to $6,999	32 888	27 986	4 636	425	30 329	25 530	4 533	404
$7,000 to $7,999	28 978	25 151	3 615	222	26 670	22 988	3 470	212
$8,000 to $8,999	21 787	19 340	2 241	88	20 024	17 641	2 177	88
$9,000 to $9,999	14 944	13 448	1 399	75	13 837	12 432	1 318	75
$10,000 to $11,999	21 419	19 922	1 310	53	19 574	18 144	1 257	53
$12,000 to $14,999	14 517	13 703	691	41	13 488	12 693	672	41
$15,000 to $24,999	11 365	10 892	401	43	10 349	9 905	377	43
$25,000 to $49,999	3 281	3 162	99	17	2 931	2 830	81	17
$50,000 or more	896	869	27	7	785	758	27	7
Median income	$3 199	$3 270	$2 869	$3 230	$3 211	$3 280	$2 905	$3 351
Mean income	$4 504	$4 667	$3 498	$3 463	$4 503	$4 670	$3 517	$3 563
Index of income concentration	0.484	0.486	0.454	0.431	0.484	0.486	0.451	0.431
Female unrelated individuals	310 200	271 606	36 478	1 698	285 157	248 266	34 830	1 665
Mean income	$3 792	$3 937	$2 745	$2 324	$3 803	$3 953	$2 766	$2 341
All families and unrelated individuals	2 382 170	2 124 168	245 162	36 382	2 134 608	1 889 091	233 734	34 842
Median income	$9 675	$10 157	$6 027	$5 789	$9 674	$10 195	$6 032	$5 786
Mean income	$11 082	$11 566	$7 015	$6 699	$11 077	$11 594	$7 018	$6 678
TYPE OF INCOME OF FAMILIES AND UNRELATED INDIVIDUALS								
All families	1 838 889	1 657 936	172 687	29 941	1 636 388	1 464 443	164 486	28 989
With wage or salary income	1 633 842	1 476 380	150 082	25 171	1 458 927	1 309 611	142 704	24 227
Mean wage or salary income	$12 051	$12 416	$8 508	$7 663	$12 101	$12 495	$8 525	$7 601
With nonfarm self-employment income	185 696	176 979	7 908	1 046	160 490	152 383	7 394	954
Mean nonfarm self-employment income	$9 553	$9 750	$5 309	$6 636	$9 770	$9 990	$5 389	$6 648
With farm self-employment income	11 158	10 481	610	63	4 272	3 753	498	41
Mean farm self-employment income	$3 158	$3 176	$2 938	...	$3 652	$3 704	$3 352	...
With Social Security income	363 883	338 623	24 213	1 937	321 527	298 070	22 611	1 851
Mean Social Security income	$1 682	$1 700	$1 450	$1 358	$1 674	$1 691	$1 456	$1 358
With public assistance or public welfare income	84 329	52 192	31 629	5 988	78 393	47 403	30 512	5 877
Mean public assistance or public welfare income	$1 840	$1 624	$2 194	$2 301	$1 855	$1 630	$2 201	$2 304
With other income	759 750	733 626	23 363	2 606	674 410	649 897	22 139	2 500
Mean other income	$2 219	$2 238	$1 747	$1 926	$2 194	$2 213	$1 752	$1 949
All unrelated individuals	543 361	466 332	72 558	6 441	498 380	426 648	69 248	5 933
With wage or salary income	332 573	279 719	49 480	5 053	308 204	257 478	47 460	4 596
Mean wage or salary income	$5 142	$5 287	$4 353	$3 971	$5 128	$5 272	$4 378	$4 116
With nonfarm self-employment income	17 439	15 765	1 604	55	15 382	13 832	1 480	55
Mean nonfarm self-employment income	$5 447	$5 498	$5 016	...	$5 432	$5 505	$4 828	...
With farm self-employment income	1 369	1 235	129	21	740	634	101	21
Mean farm self-employment income	$2 213	$2 388	$620	...	$2 702	$3 066	$553	...
With Social Security income	172 499	159 158	12 823	385	155 227	142 711	12 061	368
Mean Social Security income	$1 158	$1 170	$1 020	$981	$1 161	$1 173	$1 024	$983
With public assistance or public welfare income	21 498	13 983	7 331	406	19 940	12 753	7 011	401
Mean public assistance or public welfare income	$1 076	$1 041	$1 148	$1 414	$1 088	$1 052	$1 158	$1 429
With other income	185 340	176 095	8 239	436	168 438	159 666	7 805	419
Mean other income	$2 246	$2 310	$1 068	$2 135	$2 230	$2 298	$1 034	$2 214
Per capita income of persons	$3 691	$3 869	$2 243	$1 807	$3 718	$3 910	$2 258	$1 798
MEDIAN EARNINGS OF PERSONS IN EXPERIENCED CIVILIAN LABOR FORCE FOR SELECTED OCCUPATION GROUPS								
Male, 16 years old and over with earnings[1]	$8 634	$8 887	$6 377	$5 446	$8 633	$8 983	$6 393	$5 454
Professional, managerial, and kindred workers	12 526	12 653	8 573	8 718	12 533	12 670	8 554	8 443
Craftsmen, foremen, and kindred workers	8 902	9 049	7 032	6 074	8 929	9 097	7 038	6 078
Operatives, including transport	7 428	7 615	6 525	5 391	7 420	7 618	6 530	5 381
Laborers, except farm	5 783	5 856	5 618	4 869	5 826	5 906	5 652	4 855
Farmers and farm managers	5 323	5 461	2 326	-	5 774	6 411	2 221	-
Farm laborers, except unpaid, and farm foremen	3 150	3 325	1 911	2 670	3 022	3 538	1 634	2 855
Female, 16 years old and over with earnings[1]	$4 866	$4 987	$3 769	$3 587	$4 893	$4 943	$3 809	$3 545
Clerical and kindred workers	4 531	4 554	4 284	4 146	4 559	4 586	4 293	4 132
Operatives, including transport	3 821	3 825	3 816	3 443	3 846	3 850	3 846	3 444

[1]Includes persons in other occupation groups, not shown separately.

NEW JERSEY

GEOGRAPHY: STATE: 34 SMSA: COUNTY: MCD: PLACE: TRACT: BG: ED: UA: CD:

51. INCOME IN 1979

	HOUSEHOLDS	FAMILIES
LESS THAN $2,500	86780	43106
$2,500 TO $4,999	185888	71018
$5,000 TO $7,499	167598	90869
$7,500 TO $9,999	167951	104016
$10,000 TO $12,499	181656	119684
$12,500 TO $14,999	157487	111287
$15,000 TO $17,499	178032	133368
$17,500 TO $19,999	162736	130709
$20,000 TO $22,499	175719	146524
$22,500 TO $24,999	144143	125796
$25,000 TO $27,499	148798	131845
$27,500 TO $29,999	117215	106133
$30,000 TO $34,999	201654	185390
$35,000 TO $39,999	141269	131573
$40,000 TO $49,999	161792	151066
$50,000 TO $74,999	123868	115483
$75,000 OR MORE	47704	44241
MEDIAN	$ 19801	$ 22907
MEAN	$ 23261	$ 26338

52. INCOME IN 1979 (54)

	UNRELATED INDIVIDUALS 15 YEARS AND OVER
LESS THAN $1,000	59287
$1,000 TO $1,999	35936
$2,000 TO $2,999	53823
$3,000 TO $3,999	75864
$4,000 TO $4,999	61311
$5,000 TO $5,999	48885
$6,000 TO $6,999	43327
$7,000 TO $7,999	39299
$8,000 TO $8,999	38602
$9,000 TO $9,999	34699
$10,000 TO $11,999	66377
$12,000 TO $14,999	78057
$15,000 TO $24,999	135353
$25,000 TO $49,999	45236
$50,000 OR MORE	7100
MEDIAN	$ 7843
MEAN	$ 10269

53. FAMILIES BY RACE OF HOUSEHOLDER BY INCOME IN 1979

	WHITE	BLACK	AMERICAN INDIAN ESKIMO, ALEUT	ASIAN AND PACIFIC ISLANDER
LESS THAN $5,000	65390	37157	225	1210
$5,000 TO $7,499	64850	20436	210	707
$7,500 TO $9,999	79877	19219	250	790
$10,000 TO $14,999	187317	34144	496	2052
$15,000 TO $19,999	226655	28774	437	2743
$20,000 TO $24,999	241156	24099	356	3178
$25,000 TO $34,999	381512	31345	316	6847
$35,000 TO $49,999	260241	16042	207	5022
$50,000 OR MORE	150769	5263	101	3206
MEAN	$ 27774	$ 17306	$ 19238	$ 30941

54. FAMILIES WITH SPANISH ORIGIN HOUSEHOLDER BY INCOME IN 1979

LESS THAN $5,000	21882
$5,000 TO $7,499	10848
$7,500 TO $9,999	9888
$10,000 TO $14,999	19346
$15,000 TO $19,999	18611
$20,000 TO $24,999	14609
$25,000 TO $34,999	15785
$35,000 TO $49,999	7340
$50,000 OR MORE	2742
MEAN	$ 16922

55. HOUSEHOLDS WITH INCOME IN 1979 BY INCOME TYPE

	TOTAL	MEAN
EARNINGS	2072479	$ 23964
WAGE OR SALARY	2014139	$ 23045
NONFARM SELF-EMPLOYMENT	205697	$ 15399
FARM SELF-EMPLOYMENT	17590	$ 4582
INTEREST, DIVIDEND OR NET RENTAL INCOME	1216295	$ 2904
SOCIAL SECURITY	682155	$ 4423
PUBLIC ASSISTANCE	180335	$ 2926
ALL OTHER	653919	$ 3903

56. FAMILIES WITH WORKERS IN 1979 BY WORKERS AND MEAN FAMILY INCOME

	TOTAL	MEAN
NO WORKERS	243688	$ 10472
1 WORKER	636426	$ 23013
2 OR MORE WORKERS	1061294	$ 31971

57. PER CAPITA INCOME IN 1979 OF PERSONS 15 YEARS AND OVER BY INMATE STATUS (41,44)

	PER CAPITA
TOTAL	$ 8128
NONINSTITUTIONAL	$ 8184

58. MEAN HOUSEHOLD INCOME IN 1979 FOR OCCUPIED UNITS BY TENURE

TOTAL	$ 23119
RENTER OCCUPIED	$ 15209
OWNER OCCUPIED	$ 27967

Table 20. Financial Characteristics for Townships of 10,000 to 50,000 Inhabitants: 1970—Contin

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Townships of 10,000 to 50,000 Inhabitants	Pequannock	Piscataway	Princeton	Randolph	Rockaway	Roxbury	Saddle Brook	Scotch Plains	South Brunswick	Sparta
VALUE										
Specified owner occupied[1]	3 394	6 248	2 737	2 415	4 027	3 495	3 011	5 281	2 546	2 493
Less than $5,000	1	1	3	-	6	9	-	1	4	9
$5,000 to $7,499	2	19	4	4	18	23	-	4	14	33
$7,500 to $9,999	10	33	5	12	16	41	4	10	26	41
$10,000 to $12,499	33	95	20	29	66	109	4	29	40	82
$12,500 to $14,999	31	175	13	47	111	141	17	36	43	98
$15,000 to $17,499	105	421	38	71	198	267	52	115	119	146
$17,500 to $19,999	178	712	46	151	319	387	164	237	209	186
$20,000 to $24,999	727	1 681	128	375	1 038	835	880	917	808	472
$25,000 to $34,999	1 500	2 483	359	844	1 612	1 165	1 487	1 773	1 034	692
$35,000 to $49,999	714	518	684	737	558	468	360	1 278	186	515
$50,000 or more	93	110	1 437	145	85	50	43	881	63	219
Median	$29 100	$25 000	$50000+	$31 100	$26 500	$24 600	$27 600	$32 300	$25 100	$27 600
Specified vacant for sale[1]	8	27	26	46	15	25	...	10	8	41
Less than $5,000	1	-	-	-	-	-	...	-	-	1
$5,000 to $9,999	-	-	-	1	-	-	...	-	1	5
$10,000 to $14,999	-	1	-	2	-	-	...	-	-	4
$15,000 to $19,999	-	6	-	1	1	7	...	1	-	10
$20,000 to $24,999	2	7	1	4	1	1	...	1	2	4
$25,000 to $34,999	2	9	1	1	5	11	...	-	3	5
$35,000 to $49,999	-	4	2	27	8	6	...	4	2	6
$50,000 or more	3	-	20	10	-	-	...	4	-	4
Median price asked	$30 000	$24 600	$50000+	$42 800	$35 900	$29 100	...	$46 300	$28 300	$20 600
With all plumbing facilities:										
Specified owner occupied[1]	3 382	6 196	2 725	2 391	3 962	3 451	2 993	5 256	2 522	2 451
Less than $5,000	1	1	2	-	3	9	-	1	3	5
$5,000 to $9,999	9	47	8	10	25	48	4	13	35	65
$10,000 to $14,999	42	264	33	73	166	242	20	63	75	172
$15,000 to $19,999	282	1 117	83	220	503	648	213	348	323	336
$20,000 to $24,999	725	1 673	127	371	1 028	828	874	912	804	465
$25,000 or more	2 303	3 094	2 472	1 717	2 237	1 676	1 882	3 917	1 282	1 415
Median	$29 100	$25 000	$50000+	$31 200	$26 600	$24 700	$27 600	$32 300	$25 200	$27 700
Specified vacant for sale[1]	7	27	26	46	15	25	...	10	8	41
Less than $5,000	-	-	-	-	-	-	...	-	-	1
$5,000 to $9,999	-	-	-	1	-	-	...	-	1	5
$10,000 to $14,999	-	1	-	2	-	-	...	-	-	4
$15,000 to $19,999	-	6	-	1	1	7	...	1	-	10
$20,000 to $24,999	2	7	1	4	1	1	...	1	2	4
$25,000 or more	5	13	23	38	13	17	...	8	5	12
Median price asked	$32 500	$24 600	$50000+	$42 800	$35 900	$29 100	...	$46 300	$28 300	$20 600
CONTRACT RENT										
Specified renter occupied[2]	276	3 738	1 198	1 258	836	685	924	699	691	488
Less than $30	13	15	13	13	14	22	4	20	27	2
$30 to $39	1	2	-	2	5	13	2	1	4	-
$40 to $59	2	19	186	7	22	22	11	15	22	31
$60 to $79	13	272	36	24	36	69	31	23	29	46
$80 to $99	21	210	84	50	51	63	42	50	60	3
$100 to $119	30	259	145	79	78	125	79	66	88	2
$120 to $149	55	1 475	232	391	169	139	329	239	117	71
$150 to $199	59	1 124	200	533	253	63	354	184	199	7
$200 to $249	19	240	80	71	41	17	26	21	81	4
$250 or more	15	24	139	22	34	14	14	35	17	2
No cash rent	48	80	75	58	133	58	32	45	47	4
Median	$139	$141	$132	$153	$146	$114	$145	$139	$144	$136
Specified vacant for rent[2]	...	42	21	34	7	13	5	11	6	21
Less than $40	...	-	-	-	1	-	-	-	1	1
$40 to $59	...	-	-	1	1	1	-	-	-	-
$60 to $79	...	-	1	-	-	3	-	1	1	-
$80 to $99	...	-	-	1	-	3	1	1	1	-
$100 to $149	...	14	8	18	3	5	1	6	2	-
$150 to $199	...	23	9	9	2	1	3	3	-	-
$200 or more	...	5	3	5	-	-	-	1	-	-
Median rent asked	...	$165	$158	$141	$128	$95	$158	$125	$100	$113
With all plumbing facilities:										
Specified renter occupied[2]	268	3 694	1 183	1 238	792	560	919	687	675	39
Less than $40	14	15	13	15	12	33	6	21	30	2
$40 to $59	2	16	184	4	17	19	11	15	18	1
$60 to $79	12	267	34	23	25	44	31	21	29	3
$80 to $99	18	205	84	50	48	60	40	48	57	3
$100 to $149	85	1 727	376	468	241	257	406	300	202	10
$150 or more	93	1 387	418	625	324	94	393	239	296	13
No cash rent	39	77	74	53	125	53	32	43	43	4
Median	$140	$141	$132	$153	$148	$116	$145	$139	$145	$133
Specified vacant for rent[2]	...	42	21	34	7	9	5	11	6	1
Less than $40	...	-	-	-	1	-	-	-	1	-
$40 to $59	...	-	-	1	1	1	-	-	-	-
$60 to $79	...	-	1	-	-	-	-	1	1	-
$80 to $99	...	-	-	1	-	3	1	1	1	-
$100 to $149	...	14	8	18	3	5	1	6	2	-
$150 or more	...	28	12	14	2	-	3	3	1	-
Median rent asked	...	$165	$158	$141	$128	$123	$158	$125	$100	$112
DURATION OF VACANCY										
Year-round vacant for sale	8	34	26	46	18	26	3	10	9	4
Less than 2 months	6	11	13	24	4	10	...	1	7	1
2 up to 6 months	1	12	4	15	11	8	...	5	-	1
6 months or more	1	11	9	7	3	8	...	4	2	1
Year-round vacant for rent	3	42	21	36	8	13	5	11	8	2
Less than 2 months	...	34	7	24	3	8	4	5	5	1
2 up to 6 months	...	4	9	7	2	1	1	5	2	1
6 months or more	...	4	5	5	3	4	-	1	1	-

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table 1a. Summary of General Housing Characteristics for Towns/Townships: 1980—Con.

(For meaning of symbols, see introduction. For definitions of terms, see appendixes A and B)

Towns/Townships of 1,000 or More	Total persons	Total housing units	Year round housing units													Vacancy rate	
					Percent		Occupied						Percent				
			Total	Median rooms	One unit at address	Lacking complete plumbing for exclusive use	Total	Owner	Median rooms	Median number of persons	Lacking complete plumbing for exclusive use	With 1.01 or more persons per room	One unit at address	Median value (dollars), specified owner	Median contract rent (dollars), specified renter	Homeowner	Rental
Hazlet township	23 013	6 717	6 708	6.6	87.6	0.2	6 595	5 879	6.6	3.39	0.2	1.9	88.2	62 400	197	0.4	5.4
Hillsborough township	19 061	6 885	6 867	6.1	82.9	0.4	6 439	4 875	6.1	2.65	0.4	0.8	84.6	87 000	342	4.1	5.9
Hillside township	21 440	7 347	7 343	5.8	62.2	1.3	7 184	5 245	5.8	2.73	1.2	2.8	62.8	46 000	239	0.2	2.3
Holland township	4 593	1 521	1 520	6.2	95.3	0.6	1 485	1 326	6.2	2.92	0.5	1.0	95.3	74 100	252	0.9	0.6
Holmdel township	8 447	2 305	2 300	7.9	97.3	0.3	2 229	2 100	7.9	3.80	0.2	0.8	97.3	128 100	300	1.7	2.3
Hope township	1 468	576	555	5.9	93.0	2.2	494	399	6.0	2.63	1.6	2.8	93.1	61 400	236	1.5	3.1
Hopewell township, Cumberland County	4 365	1 371	1 366	5.8	95.6	1.0	1 332	1 157	5.8	2.81	0.8	1.9	95.7	37 500	160	0.3	1.1
Hopewell township, Mercer County	10 893	3 630	3 624	6.8	93.3	0.9	3 527	3 099	6.9	2.85	0.8	0.6	93.4	83 400	251	0.9	2.7
Howell township	25 065	8 315	8 264	5.8	88.4	0.7	7 822	6 740	5.9	2.96	0.6	2.9	89.0	55 900	214	1.9	7.4
Independence township	2 829	1 036	1 033	5.5	86.8	1.2	953	631	5.5	2.58	1.2	3.6	86.3	69 800	261	1.4	10.1
Jackson township	25 644	8 156	8 087	5.9	80.2	0.8	7 756	6 436	6.0	3.06	0.8	2.6	80.0	53 400	253	2.4	4.6
Jefferson township	16 413	6 240	5 589	5.6	90.3	1.3	5 364	4 565	5.7	2.86	1.0	2.7	90.5	61 400	276	1.5	4.7
Kingwood township	2 772	1 002	976	5.9	90.6	2.0	922	749	6.0	2.69	2.2	2.4	91.2	69 800	268	1.7	4.4
Knowlton township	2 074	770	748	5.7	82.0	2.3	682	529	5.8	2.54	1.8	3.1	82.7	54 600	198	2.6	6.1
Lacey township	14 161	6 513	5 303	5.6	98.8	0.4	5 107	4 626	5.6	2.37	0.2	1.2	98.8	47 600	259	1.6	2.6
Lafayette township	1 614	546	546	6.3	86.6	1.6	504	402	6.3	2.96	1.2	1.8	87.5	69 500	230	2.4	3.8
Lakewood township	38 464	15 335	15 276	4.5	71.9	1.2	14 489	9 985	4.5	2.14	1.0	4.6	73.0	50 800	225	1.5	6.0
Lawrence township, Cumberland County	2 116	698	693	5.8	93.4	6.1	651	530	5.8	2.78	5.7	6.5	94.2	22 000	150	0.9	9.0
Lawrence township, Mercer County	19 724	6 316	6 310	6.2	82.6	0.5	6 114	4 555	6.2	2.48	0.4	1.4	83.0	67 800	300	1.8	3.9
Lebanon township	5 459	1 859	1 826	5.9	86.7	2.4	1 719	1 398	6.0	2.77	1.9	1.7	87.6	79 100	240	1.2	2.4
Liberty township	1 730	745	620	5.7	88.1	1.1	574	458	5.8	2.79	0.5	1.9	88.3	58 300	240	2.3	7.2
Little Egg Harbor township	8 483	4 958	3 782	5.3	98.7	0.3	3 145	2 773	5.4	2.30	0.3	2.0	98.6	42 600	263	5.2	8.6
Little Falls township	11 496	4 278	4 276	5.5	67.8	0.8	4 208	2 625	5.5	2.27	0.7	1.2	68.3	70 500	290	0.2	1.6
Livingston township	28 040	8 610	8 610	7.3	98.2	0.1	8 513	8 231	7.3	3.20	0.1	0.5	98.2	89 600	406	0.4	1.4
Logan township	3 078	1 132	1 128	6.6	95.7	1.8	1 016	892	6.7	2.83	2.0	1.6	95.4	50 600	164	7.4	2.4
Long Beach township	3 488	7 836	2 598	5.8	76.0	0.5	1 543	1 303	5.8	2.00	0.5	1.0	79.5	79 500	229	19.1	25.9
Lopatcong township	4 998	1 870	1 869	5.7	84.1	0.4	1 807	1 308	5.8	2.43	0.4	0.9	85.1	58 000	245	1.1	6.0
Lower township	17 105	10 560	7 730	4.8	92.8	0.8	6 719	5 658	4.9	2.19	0.6	2.4	92.5	35 800	224	2.5	5.1
Lower Alloways Creek township	1 547	570	565	5.9	96.1	4.8	515	439	6.0	2.67	3.7	1.9	96.5	34 500	128	0.5	22.4
Lumberton township	5 236	2 067	2 066	4.8	72.7	0.5	2 002	1 028	4.8	2.26	0.5	1.8	73.4	43 300	223	1.2	3.5
Lyndhurst township	20 326	7 591	7 586	5.0	43.0	2.1	7 402	4 545	5.0	2.43	2.1	2.6	43.7	63 100	248	0.3	2.5
Mahwah township	12 127	3 823	3 808	6.4	85.2	0.7	3 721	2 938	6.5	2.82	0.7	1.7	85.4	97 200	354	0.8	1.5
Manalapan township	18 914	5 874	5 864	7.4	82.1	0.7	5 578	5 228	7.4	3.35	0.4	1.6	82.9	84 500	239	2.7	2.5
Manchester township	27 987	14 612	14 539	4.4	80.4	0.1	13 863	13 381	4.4	1.85	0.1	0.8	80.3	43 100	172	1.7	6.8
Mannington township	1 740	565	559	6.1	95.3	5.2	532	419	6.0	2.52	4.5	4.5	95.3	36 700	156	1.4	4.2
Mansfield township, Burlington County	2 523	863	863	6.3	91.1	1.6	827	662	6.4	2.81	1.3	1.7	91.7	54 500	203	0.9	5.2
Mansfield township, Warren County	5 780	2 211	2 201	5.2	69.1	1.6	2 015	1 114	5.3	2.46	1.4	1.2	73.7	66 400	281	0.9	13.9
Mantua township	9 193	2 945	2 939	6.1	90.3	0.8	2 839	2 518	6.2	3.01	0.6	2.5	90.7	41 100	197	0.8	6.4
Maple Shade township	20 525	9 113	9 110	4.7	75.3	0.5	8 576	4 353	4.7	2.04	0.6	1.7	77.7	40 700	258	0.6	8.1
Maplewood township	22 950	8 141	8 141	6.4	73.8	0.6	8 017	6 376	6.5	2.53	0.6	0.7	74.2	67 400	268	0.5	2.6
Marlboro township	17 560	4 791	4 786	7.8	92.2	2.5	4 542	4 213	7.9	3.74	0.9	0.8	93.5	97 200	202	2.2	3.2
Maurice River township	4 577	1 365	1 293	5.5	83.1	4.9	1 202	1 005	5.5	2.75	2.7	4.0	83.3	22 400	155	2.2	5.3
Medford township	17 622	5 794	5 787	7.1	94.7	0.2	5 514	4 355	7.2	3.09	0.2	0.9	95.0	80 800	266	2.5	7.6
Mendham township	4 488	1 495	1 449	7.8	93.9	0.3	1 408	1 263	7.8	3.01	0.3	0.2	94.2	144 800	296	1.2	2.0
Middle township	11 373	5 673	4 581	5.2	80.6	1.3	4 159	3 433	5.3	2.25	1.0	3.1	81.4	39 500	205	2.1	7.6
Middletown township	62 574	19 621	19 400	6.6	93.5	0.3	18 841	16 702	6.7	3.12	0.3	1.4	93.6	69 700	220	1.0	2.5
Millburn township	19 543	7 072	7 070	7.3	82.5	0.3	6 969	5 643	7.3	2.44	0.3	0.4	82.6	132 600	344	0.7	1.3
Millstone township	3 926	1 215	1 190	6.4	92.6	1.6	1 146	961	6.4	3.08	1.5	3.1	93.0	81 100	193	1.5	3.1
Mine Hill township	3 325	1 129	1 127	5.9	90.9	1.2	1 094	976	5.9	2.82	1.3	1.7	91.3	59 700	279	1.3	4.6
Monroe township, Gloucester County	21 639	7 619	7 489	5.7	78.8	0.7	7 039	5 823	5.7	2.81	0.7	2.5	80.8	45 000	227	1.9	14.2
Monroe township, Middlesex County	15 858	6 111	6 103	5.5	90.2	0.9	5 765	5 354	5.5	2.23	0.6	1.6	90.1	65 300	246	1.5	2.3
Montague township	2 066	1 216	1 112	4.9	55.2	1.6	778	508	5.1	2.25	1.3	2.8	69.5	51 100	236	8.0	3.6
Montgomery township	7 360	2 173	2 166	7.3	90.7	1.1	1 975	1 660	7.5	3.09	1.0	0.9	90.7	108 400	338	2.4	27.1
Montville township	14 290	4 129	4 121	7.5	95.7	0.4	4 016	3 721	7.5	3.52	0.3	1.1	95.8	101 300	257	1.5	4.6
Moorestown township	15 596	5 434	5 434	6.8	87.5	0.6	5 268	4 239	6.8	2.50	0.5	0.6	88.1	66 800	260	0.9	3.2
Morris township	18 486	6 142	6 135	7.3	87.8	0.5	5 968	4 737	7.3	2.65	0.5	0.8	88.0	110 100	363	1.5	1.7
Mount Holly township	10 818	3 904	3 895	5.8	81.7	1.6	3 679	2 565	5.8	2.55	1.4	4.0	83.2	37 800	195	1.6	8.7
Mount Laurel township	17 614	5 718	5 713	7.1	92.9	1.0	5 429	4 465	7.2	3.07	0.4	0.7	93.8	68 100	330	2.5	5.1
Mount Olive township	18 748	6 942	6 774	5.4	75.3	0.6	6 369	3 732	5.5	2.66	0.5	1.3	77.4	76 500	319	2.0	7.2
Mullica township	5 243	1 803	1 787	5.4	94.3	1.9	1 626	1 398	5.5	2.87	1.0	7.0	94.5	39 500	205	1.3	1.3
Neptune township	28 366	11 074	10 577	5.6	75.5	1.7	9 917	6 735	5.6	2.38	1.7	3.4	76.5	46 500	206	1.8	6.3
New Hanover township	14 258	1 180	1 180	5.1	61.2	1.3	1 107	150	5.2	3.26	1.4	5.8	59.4	50 000	212	0.7	1.4
North Bergen township	47 019	19 375	19 369	4.2	19.8	3.8	18 833	6 802	4.2	2.15	3.9	4.1	20.1	47 400	223	0.6	2.5
North Brunswick township	22 220	8 068	8 068	5.2	69.6	1.1	7 484	4 320	5.4	2.42	1.1	1.4	72.6	71 700	328	0.9	6.5
North Hanover township	9 050	2 952	2 952	5.4	58.4	1.0	2 784	1 069	5.5	3.25	0.9	3.1	60.6	54 400	217	1.9	3.0
Ocean township, Monmouth County	23 570	8 914	8 867	5.9	76.2	0.5	8 449	5 330	6.0	2.48	0.5	0.8	77.4	70 800	269	1.4	6.2
Ocean township, Ocean County	3 731	2 260	1 794	5.4	99.0	0.6	1 492	1 368	5.5	2.17	0.5	1.4	98.8	43 500	244	3.5	9.5
Old Bridge township	51 515	16 970	16 966	5.5	77.2	0.5	16 593	10 623	5.5	2.90	0.5	2.6	77.7	59 500	290	0.9	2.7
Oldmans township	1 847	629	623	6.0	92.1	1.1	589	453	6.1	2.95	1.2	2.7	93.4	35 300	166	1.5	6.2
Oxford township	1 659	612	612	5.7	81.7	4.6	570	505	5.7	2.55	3.9	2.3	81.2	42 900	216	3.3	1.5
Parsippany-Troy Hills township	49 868	17 715	17 672	5.2	74.4	0.5	17 374	9 760	5.2	2.45	0.5	1.6	74.4	78 500	291	0.8	0.6
Passaic township	7 275	2 389	2 387	6.7	91.0	0.2	2 326	2 025	6.7	2.97	0.2	1.1	91.4	92 100	336	1.0	2.8
Pemberton township	29 720	9 891	9 787	5.3	81.1	1.1	8 979	6 444	5.4	3.12	0.8	5.4	82.6	38 500	216	1.7	11.5
Pennsauken township	33 775	12 104	12 101	6.1	84.1	0.6	11 537	9 655	6.1	2.58	0.5	1.6	86.5	40 500	233	0.8	15.5
Pennsville township	13 848	5 244	5 211	5.5	85.4	0.7	4 835	3 853	5.7	2.59	0.4	1.5	89.3	38 500	201	1.2	20.2
Pequannock township	13 776	4 226	4 218	6.6	92.9	0.3	4 139	3 703	6.6	3.24	0.3	1.1	93.5	76 300	262	0.5	4.6
Pilesgrove township	2 810	995	969	6.4	94.3	3.6	927	773	6.4	2.67	2.9	2.5	94.4	51 600	167	0.9	3.1
Piscataway township	42 223	12 683	12 683	5.6	86.0	0.5	12 299	8 122	5.6	2.79	0.5	3.2	86.8	63 100	280	0.7	2.8
Pittsgrove township	6 954	2 324	2 289	5.6	80.7	1.7	2 189	1 914	5.6	2.85	1.0	3.2	80.6	41 600	175	1.1	4.2
Plainsboro township	5 605	3 380	3 380	3.7	38.4	0.4	3 080	500	3.7	1.49	0.5	0.8	38.2	93 900	306	13.0	6.0
Plumsted township	4 674	1 657	1 548	5.1	78.8	1.3	1 564	1 135	5.1	2.70	1.2	4.7	79.0	44 500	200	1.8	7.1
Pohatcong township	3 856	1 380	1 367	5.7	91.3	1.8	1 315	1 113	5.8	2.58	1.1	1.7	91.6	47 900	202	0.6	2.9
Princeton township	13 683	5 068	5 065	6.5	85.1	0.6	4 862	3 149	6.6	2.36	0.6	1.0	85.7	132 200	270	1.2	5.7
Quinton township	2 887	999	994	5.6	85.7	2.0	959	776	5.7	2.59	2.0	3.6	86.4	33 200	157	0.8	2.1
Randolph township	17 828	6 246	6 153	6.5	78.6	0.6	5 946	3 962	6.5	2.79	0.5	1.3	79.0	95 700	317	2.2	2.8

EXHIBIT N

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION - MORRIS COUNTY
Docket No. L-6001-78-P.W.

MORRIS COUNTY FAIR HOUSING COUNCIL, et al.,

Plaintiffs

-v-

CIVIL ACTION

BOONTON TOWNSHIP, et al.,

Defendants

Deposition testimony of ADRIAN HUMBERT taken stenographically in the above-entitled matter before Virginia Floyd, Certified Shorthand Reporter and Notary Public of the State of New Jersey, at the law offices of VILLORESI and JANSEN, Attorneys at Law, 360 Hawkins Place, Boonton, New Jersey on Tuesday, January 3, 1984, commencing at 10:00 A.M.

A P P E A R A N C E S

JOSEPH H. RODRIGUEZ, PUBLIC ADVOCATE,
Attorneys for the Plaintiffs
BY: STEPHEN M. EISDORFER, ESQ.

VILLORESI & JANSEN, ESQS.
Attorneys for the Defendants
BY: JOHN P. JANSEN, ESQ.

I N D E X

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E X H I B I T S

Identification	Description	Page
HR-1	Report dated October, 1983	6
HR-2	Master Plan, 1980	8
HR-3	Zoning Map	48

Q You mean subsidized under the Section 8 existing housing program?

A Yes.

Q And so if you were doing the plan now you would make a further adjustment and subtract out those units also?

A Yes, I would also adjust the bungalow conversions year-round that have been made.

Q Tell me about them.

A There have been two. One was through an approval by the Planning Board to subdivide a former bungalow colony with small lots. There are 14 units that are available there. And another approval which was granted to the Diocese of Paterson for another 12 units by the Board of Adjustment, total of 26.

Q These were both done by variances?

A Yes, one was done by use variance, Board of Adjustment. The other was done by variance and bulk and set back variances in the case of Planning Board approval.

Q The Diocese of Paterson is Board of Adjustment? That's a use variance?

A That was a use variance, yes. And then

the other bungalow approval was a subdivision, preliminary subdivision application and multiple bulk variance, lot size and so forth. That was Planning Board approval.

Q Now, looking first at the Diocese of Paterson, when was that variance granted?

A Most recent one was '82 or '83, and it was approval of a 5-year variance that had been given on a temporary basis, I think, in '78 or '79. It maybe in our previous discussions on this case.

Q Let me understand exactly what the status of these units were. These were preexisting summer bungalows?

A Yes.

Q Which in '78 or '79 or thereabouts were converted to year around use?

A Correct, for moderate, low moderate income housing by people -- the program is called Campus Ministry. I don't know that much about it. It was for low priced units to be rented and occupied by these people.

Q This is administered by?

A By the Diocese of Paterson.

Q So in '82 or '83 this variance that

had been previously approved was continued definitely or for another fixed period?

A Yes, it was, I'm not sure.

Q The other project, the 14 units, does that have a name or something we can call it by?

A The area is called Green Hunt Park. The man who did it is Michael Licslowski.

Q Green Hunt Park, those 14 units were also preexisting units that were used as summer units?

A Yes.

Q And they were converted to year-round units?

A Yes.

Q Have they actually been converted at this point?

A He has converted most of the units. Physically, he could not occupy them. He still can't. He does not have final approval. He has preliminary approval.

He is in the process of completing a water line and other items, and he has a preliminary approval which is good for 3 years.

Q What makes this low or moderate income

housing?

A The size of the units and the people who would use them. He's been renting them and his intention, I guess, is to keep renting them, but he now has the ability to sell them when he gets final approval or to continue to use them for rental units as he has been.

Q Has he been renting them illegally on a year-round basis?

A Well, he's rented them beyond the time whether he had to have them vacated as seasonal for several years.

Q Do you know what rents he's charging?

A No.

Q Let's just talk about bungalows generally. How many bungalows are there in Randolph?

A Now?

Q Yes.

A Excluding these?

Q Excluding these.

A Probably 30 to 50 left.

Q Excluding these, are they all at this point restricted to seasonal use?

A The ones that are physically able to be

occupied at this time are not in such horrendous condition that they are totally dilapidated.

Yes, they are subject --

Q Approximately what proportion are sufficiently not dilapidated that they could be used?

A Maybe 30.

Q To your knowledge, are any of these units being illegally used for year-round housing?

A One is, one area, maybe 20 units.

Q Are there any plans to legitimize?

A There have been a couple of attempts by this particular party to legitimize, but they have not been.

He hasn't provided plans in a reviewable form that any Board could deal with as the other two applicants have done. So he's been in municipal court for the violations and he's been advised to prepare plans and submit them to the appropriate board, as the other two applicants have done. He's somewhere in this process now and I don't know exactly where.

Q Has he actually filed an application at this point?

A He did file an application with the

Board of Adjustment at one time, and then he came back in and the court had already heard this application, so they dismissed the second one.

Q So he has nothing pending at the present time?

A Not as far as I know.

Q Now, you mentioned before that there had been a Bungalow Task Force?

A Yes.

Q Did the Bungalow Task Force make any recommendations on the subject?

A Yes, in fact the one that, the Green Hunt Park application, this man essentially followed the recommendations of the Task Force.

The other matter that has been approved was both before and after the Bungalow Task Force Report, essentially that one went along with it, too.

Q Now, has anybody actually been evicted from any of the bungalows now restricted to seasonal use?

A I think so.

Q Do you know if that's happened in the past 3 years?

A I believe it has.

FILED
JUL 15 1986
STEPHEN SKILLMAN, JSC

Supplemental Attachments*

	Exhibit
Proposed Substantive Regulation of the Council on Affordable Housing, June 2, 1986.	I
Municipal Present, Prospective and Pre-Credited Need as Estimated by the Council on Affordable Housing, May 21, 1986.	J
Procedural Rules, Council on Affordable Housing, June 16, 1986.	K
Brief of the Attorney General, In The Matter of Certain Amendments to the Adopted And Approved Solid Waste Management Plan of The Morris County Solid Waste Management District, Dkt. No. A-1628 (App. Div., Filed June 16, 1986) Pp. 54-55.	L
Proportion of Income Paid Households By Income in Randolph Twp. For Gross Rent, U. S. Census 1980.	LL
Median Contract Rent For Renters in Randolph Township, Median Family Income in New Jersey, U. S. Census 1970, 1980.	M
Transcript of Deposition of Adrian Humbert, January 3, 1984, Pp. 39-44.	N

* Exhibits are lettered consecutively with the exhibits in plaintiffs' attachments in support of their application concerning Randolph Township. All exhibits in this supplemental attachments are submitted in support of plaintiffs' applications conerning both Denville Township and Randolph Township.

FAIR SHARE HOUSING CRITERIA AND GUIDELINES
AS PER N J S A 52 27D 301 ET SEQ.

Date: May 5, 1986

DEPARTMENT OF COMMUNITY AFFAIRS

NEW JERSEY COUNCIL ON AFFORDABLE HOUSING

SUBSTANTIVE RULES

PROPOSED NEW RULES: N J A C 5 92

Authorized by: Arthur R. Kondrup, Chairman, Council on Affordable Housing

Authority: N J S A 52 27D 301 et seq. specifically 52 27D 307

Proposal Number: PRN 1986-220

Public hearings concerning this proposal will be held on:

June 19, 1986 at

1 30 P M to 4 30 P M
Bergen County Court House
Administration Building
Main Street
Hackensack, New Jersey

June 23, 1986 at

1 30 P M to 4 30 P M
Somerset County College
Route 28
Welpe Theatre
North Branch, New Jersey

June 26, 1986 at

1 30 P.M. to 4 30 P M.
Cherry Hill Inn
Route 38 and Haddonfield Road
Cherry Hill, New Jersey

Submit comments by July 2, 1986 to:
Douglas V. Opalski, Executive Director
New Jersey Council on Affordable Housing
375 West State Street
Trenton, New Jersey 08618

EXHIBIT I

The agency proposal follows:

SUMMARY

The Fair Housing Act, N.J.S.A. 52:27D-301 et seq., enacted by the New Jersey Legislature in 1985, establishes a nine member Council on Affordable Housing. The Council is directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for a fair share of regional present and prospective needs for housing for low and moderate income households. The law specifies that the Council will estimate state and regional fair share and establish guidelines and criteria.

Officials at the municipal level shall determine fair share need and prepare a municipal housing element that incorporates that need. The Council is directed to review the local fair share need and housing element and is empowered to certify the housing element.

The proposed new rules implement the intent of the legislature to provide for timely achievement of an appropriate fair share of the regional need for low and moderate income housing.

The Council has established various background studies and data that are provided in a Technical Appendix to the rules. The studies and data are illustrative of the rules and are published as a matter of public information.

The Technical Appendix includes the following:

A Approach: 1987 FPH Low and Moderate Income Housing Need Estimates.

B Exhibit 1: Base Data: Municipal Determination of Pre-Credited Need. Exhibit 2: Base Data by Housing Region.

C Growth Area Allocation Index Totals.

D Section 8 Income Limits.

E Average Cost of Replacing Major Systems for Housing Rehabilitation.

F County Review Checklists.

ECONOMIC IMPACT

Creation of housing units affordable to low and moderate income households will provide them access to sound shelter within their means. Location of such housing at many sites may, with the option to reserve such housing for local employees who are nonresidents, reduce commuting distances. Reduced distances will lower individuals' commuting cost and help conserve the State's costly and scarce highway network including many roads reaching or exceeding design capacity. In-fill housing and rehabilitation may reduce expenditures on sewer and water extensions by utilizing existing systems with excess capacity.

SOCIAL IMPACT

The public will benefit since the rules will be the basis for creation of additional housing affordable to low and moderate income households. The existence of a variety of housing types in all municipalities will increase consumer choice. Hardship conditions due to high housing costs or housing unavailability in some areas will be lessened. Residents in deficient housing will particularly benefit from increased housing choice. This may exacerbate long term trends of urban out-migration and decline. However, Regional Contribution Agreements (RCAs) are possible. RCAs are intended to provide municipalities that exhibit extensive deficient housing and limited financial resources with additional means to upgrade or otherwise provide sound housing opportunities within their existing neighborhoods and community.

ENVIRONMENTAL IMPACT

The environmental impact of higher density inclusionary development affordable to low and moderate income households will be less if located under a comprehensive and consistent local housing element and master plan and, if located with reference to applicable county, regional and State plans. The regulations provide for consistency with applicable policies, plans and or programs of the New Jersey Department of Environmental Protection including Green Acres, Coastal Zone Management, the Pinelands Commission and the Hackensack Meadowlands.

Full Text of the proposed new rules follows.

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5:92-1.4 Housing Element
5:92-1.5 Substantive Certification

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5:92-2.2 Use of Regions

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5:92-3.2 Population and Household Estimates and Projections

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Technical Appendix

CHAPTER 92

SUBSTANTIVE RULES OF THE NEW JERSEY

COUNCIL ON AFFORDABLE HOUSING

SUBCHAPTER 1. GENERAL PROVISIONS

5.92 - 1.1 Short title

The provisions of this chapter will be known as "the substantive rules and regulations of the New Jersey Council on Affordable Housing."

5.92 - 1.2 Severability clause

If any part of this chapter shall be held invalid, the holding shall not affect the validity of remaining parts of these rules. If a part of these rules is held invalid in one or more of their applications, the rules shall remain in effect in all valid applications that are severable from the invalid application.

5.92 - 1.3 Definitions

The following words and terms, when used in this chapter, shall have the following meaning unless the context clearly indicates otherwise.

"Act" means the Fair Housing Act of 1985, L. 1985, c. 222 (C. 52:27D-301 et seq.).

"Adjustment" means a reduction and/or deferral of the municipal law and moderate income housing obligation.

"Agency" means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (C. 55:14K-1 et seq.).

"Affordable" means a sales price or rent within the means of a low or moderate income household as defined in Subchapter 12, Controls on Affordability.

"Alternative living arrangement" means a structure in which households maintain private rooms yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement includes but is not limited to Class C boarding houses as regulated by the New Jersey Department of Community Affairs, residential health care facilities as regulated by the New Jersey Department of Health, and congregate living arrangements.

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.

"Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing, upon which the owner has expressed a willingness to build low and moderate income housing, or to convey the land for this purpose, at a reasonable price, in keeping with comparable land sales in the area.

"Census subregion" means a geographic subdivision of the State by the United States Bureau of the Census.

"Conversion" means the conversion of existing commercial, industrial or residential structures for low and moderate income housing purposes where a substantial percentage of the housing units is provided for a reasonable income range of low and moderate income households.

"Council" means the New Jersey Council on Affordable Housing established under the Act and which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in this State.

"Covered employment" means those employees covered by the New Jersey Unemployment Compensation Law, P.L. 1936, c.270, as amended, (C.43; 21-1, et. seq.), and as further described in New Jersey Covered Employment Trends, December 1985, New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis.

"Covered employment change" means the yearly change in covered employment from 1977 through 1984 as measured by a linear regression equation.

"Deficient unit" means a housing unit that is not decent, safe or sanitary as further determined through census surrogates or on-site inspection and does not comply with local codes or other housing standards and is determined pursuant to the method described in N.J.A.C. 5:92-5.2.

"Developable site" means a site that has access to appropriate water and sewer infrastructure, and has received water consistency approvals from the New Jersey Department of Environmental Protection or its designated agent authorized by law to issue such approvals.

"Fair share plan" means that plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in sections 9 and 14 of the Act.

"Gross density" means the total number of dwelling units existing or permitted on a housing site divided by the total area of the tract. The result is expressed as dwelling units per acre.

"Growth area" means the lands so designated by the 1980 State Development Guide Plan as updated by the State Development and Redevelopment Plan. "Growth area" shall also refer to lands designated as Regional Growth Areas and Pinelands Towns by the Pinelands Commission and areas designated as Development Regions and Extension Regions (including Central Corridor Barrier Islands) by the Division of Coastal Resources.

"Household" means the person or persons occupying a housing unit.

"Housing element" means that portion of a municipality's master plan consisting of reports, statements, proposals, maps, diagrams and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low and moderate income housing and which contains at least those items identified in section 10 of the Act.

"Housing region" means a geographic area, determined by the Council, of no less than two nor more than four contiguous, whole counties which exhibit significant social, economic and income similarities and which constitute, to the greatest extent practicable, the Primary Metropolitan Statistical Areas (PMSA) as last defined by the United States Census Bureau prior to July 2, 1985.

"Inclusionary development" means a residential housing development in which a substantial percentage of the housing units is provided for a reasonable income range of low and moderate income households.

"Indigenous need" means deficient housing units occupied by low and moderate income households within a municipality and is a component of present need. Municipal indigenous need, as a percentage of the total 1987 occupied housing stock, shall not exceed the percentage derived from dividing the deficient housing units occupied by low and moderate income households by the total 1987 occupied housing stock for the housing region in which the municipality is located.

"Inventory" means that calculation undertaken by a municipality in developing its housing element which accounts for its housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the

number of units affordable to low and moderate income households in substandard housing capable of being rehabilitated, as provided for in section 10a of the Act.

"Low income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to 50 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

"Moderate income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to or more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

"Multifamily unit" means a structure containing two or more dwelling units.

"Municipal present need" means the sum of indigenous need and the municipal share of reallocated present need.

"Net density" means the total number of dwelling units within a designated portion of a tract divided by the total land area of the designated portion of

the tract, including the open space, roadways, parking areas and common facilities devoted exclusively to that portion of the tract. The result is expressed as dwelling units per acre.

"Open-space" means any parcel or area of water or land essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such areas may be improved with only those buildings, structures, streets and offstreet parking and other improvements that are designed to be incidental to the natural openness of the land.

"Petition for substantive certification" means that petition which a municipality files, or is deemed to have filed, which engages the Council's mediation and review process.

"Present need" means the total number of deficient housing units occupied by low or moderate income households as of July 1, 1987. "Present need" is the sum of indigenous need and reallocated present need.

"Prospective need" means a projection of low and moderate housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as determined and further described in Subchapter 4, Estimated Present and Prospective Need and Subchapter 5, Municipal Determination of Present and Prospective Need. In determining prospective need, consideration shall be given to approvals of development applications, real property transfers and economic projections

prepared by the State Planning Commission established by P.L. 1985, c. 398 (N.J.S.A. 52:18A-196 et seq.).

"Reallocated present need" means that portion of a housing region's present need that is redistributed to designated growth areas.

"Receiving municipality" means, for purposes of a RCA, a municipality which agrees to assume a portion of another municipality's fair share obligation.

"Rehabilitated unit" means a previously deficient housing unit which has undergone significant renovation to meet municipal or other applicable housing code standards as further described in Subchapter 11, Regional Contribution Agreements (RCAs).

"Resolution of participation" means a resolution adopted by a municipality in which the municipality chooses to prepare a fair share plan and housing element in accordance with the Act.

"Section 8 income limits" means a schedule of income limits that define 50 percent and 80 percent of median income by household size. When used herein, Section 8 income limits shall refer to the "uncapped" schedule as contained in the Technical Appendix, infra.

"Sending municipality" means for purposes of a RCA, a municipality which transfers a portion of its fair share obligation to another willing municipality.

"Set-aside" means the percentage of housing units devoted to low and moderate income households within an inclusionary development.

"State Development Guide Plan (SDGP)" means the officially recognized State plan for development, dated 1980, and promulgated by the New Jersey Department of Community Affairs pursuant to P.L. 1961 c.47(C. 13:1B-15.52).

"State Development/Redevelopment Plan (SDRP)" means the State plan for development promulgated by the State Planning Commission pursuant to P.L. 1985 c.398 (C.52:18A-196 et. seq.).

"Statement of intent" means a resolution adopted by a municipal governing body expressing an intent to enter into a RCA.

"Substantive certification" means a determination by the Council approving a municipality's housing element and fair share plan in accordance with the provisions of the Act and the rules and criteria as set forth herein. A grant of substantive certification shall be valid for a period of six years in accordance with the terms and conditions contained therein.

"Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in Subchapter 8, Municipal Adjustments.

"Surrogate" means a census indicator of deficient housing used in the calculation of present need as defined in Subchapter 5, Municipal Determination of Present and Prospective Need.

"Survey" means that independent determination of need undertaken by a municipality in preparing its housing element, which is developed and produced in a manner and in such form as is acceptable to the Council.

"Vacant land" means: 1. Undeveloped and unused land area, 2. Any non-residential areas with significant amounts of land not covered by impervious surfaces on site, as determined by the Council, 3. Land suitable for redevelopment or infill at higher densities; and 4. Residential areas with lot sizes in excess of two acres where environmental factors permit higher densities.

5:92 5:14 Housing element

(a) A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;

2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

3. An analysis of the municipality's demographic characteristics, including but not limited to, household size, income level and age;

4. An analysis of the existing and probable future employment characteristics of the municipality;

5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accomodate its

present and prospective housing needs, including its fair share for low and moderate income housing;

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;

7. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;

8. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et. seq.;

9. A copy of the most recently adopted municipal master plan and the immediately preceding, adopted master plan;

10. A copy of appropriate National Wetlands Inventory maps provided by U.S. Fish and Wildlife Service for designated sites;

11. A copy of appropriate U.S.G.S. Topographic Quadrangles for designated sites; and

12. Any other documentation as may be required by the Council.

5:92 1.5 Substantive certification

Any grant of substantive certification may contain such conditions and terms as the Council considers necessary and which makes the achievement of a municipality's fair share obligation realistically possible.

SUBCHAPTER 2. HOUSING REGIONS

5:92 - 2.1 Regions defined

The housing regions of the State shall be composed of the following counties:

Region	Constituent Counties
1. Northeast	Bergen; Hudson, Passaic
2. Northwest	Essex; Morris; Sussex, Union
3. West Central	Hunterdon; Middlesex; Somerset, Warren
4. East Central	Monmouth; Ocean
5. Southwest	Burlington; Camden; Gloucester; Mercer
6. South Southwest	Atlantic; Cape May; Cumberland; Salem

5:92 - 2.2 Uses of regions

(a) The housing regions as set forth in N.J.A.C. 5:92-2.1 provide a definitive geographic base for the following uses:

1. The regions provide a housing market framework for determining population and household estimates and projections, as set forth in N.J.A.C. 5:92-3, and

2. The regions provide a framework within which estimates of the present and prospective need for low and moderate income housing may be made, as set forth in N.J.A.C. 5:92-4, and

3. The regions provide a structure for the allocation of fair share to the municipal level, as set forth in N.J.A.C. 5:92-5, and

4. The regions provide a basis for the negotiation of RCAs, as set forth in N.J.A.C. 5:92-11, and

5. The regions provide a framework for the appropriation of State funds made available under section 20 of the Act.

5:92 - 3.1 Purpose

This subchapter establishes population and household projections for the State and housing regions. These projections are drawn from the historical migration model, New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, "Population Projections for New Jersey and Counties: 1990 to 2020, Volume 1, November 1985," see: Technical Appendix, infra.

5:92 - 3.2 Population and household estimates and projections

The Council establishes the following population and household estimates and projections for the State and housing regions:

Region	April 1 1980	July 1 1987	1993
1. Northeast	1,849,900	1,845,841	1,820,525
2. Northwest	1,879,100	1,880,134	1,880,199
3. West Central	971,700	1,021,999	1,057,058
4. East Central	849,400	945,499	1,046,059
5. Southwest	1,342,000	1,418,557	1,484,565
6. South-Southwest	473,900	507,749	542,858
New Jersey	7,366,000	7,619,779	7,831,264

Households

Region	April 1 1980	July 1 1987	July 1 1993
1. Northeast	663,080	693,661	704,281
2. Northwest	647,760	679,679	703,785
3. West Central	323,880	366,051	397,744
4. East Central	299,360	356,037	412,151
5. Southwest	454,280	510,636	555,293
6. South-Southwest	172,960	193,974	214,628
New Jersey	2,560,320	2,800,038	2,987,882

Source: The April 1, 1980 population and household estimates have been aggregated from the 1980 New Jersey Public Use Sample, U.S. Census Bureau.

SUBCHAPTER 4. ESTIMATED PRESENT AND PROSPECTIVE NEED

5:92 - 4.1 Need

The Council establishes the following estimation of present and prospective need for low and moderate income housing at the State and regional levels:

1987-1993 Present and Prospective Need

(Statewide and by Region)

Region	Need
1. Northeast	42,514
2. Northwest	28,771
3. West Central	14,720
4. East Central	23,247
5. Southwest	21,884
6. South-Southwest	14,549
New Jersey	145,707

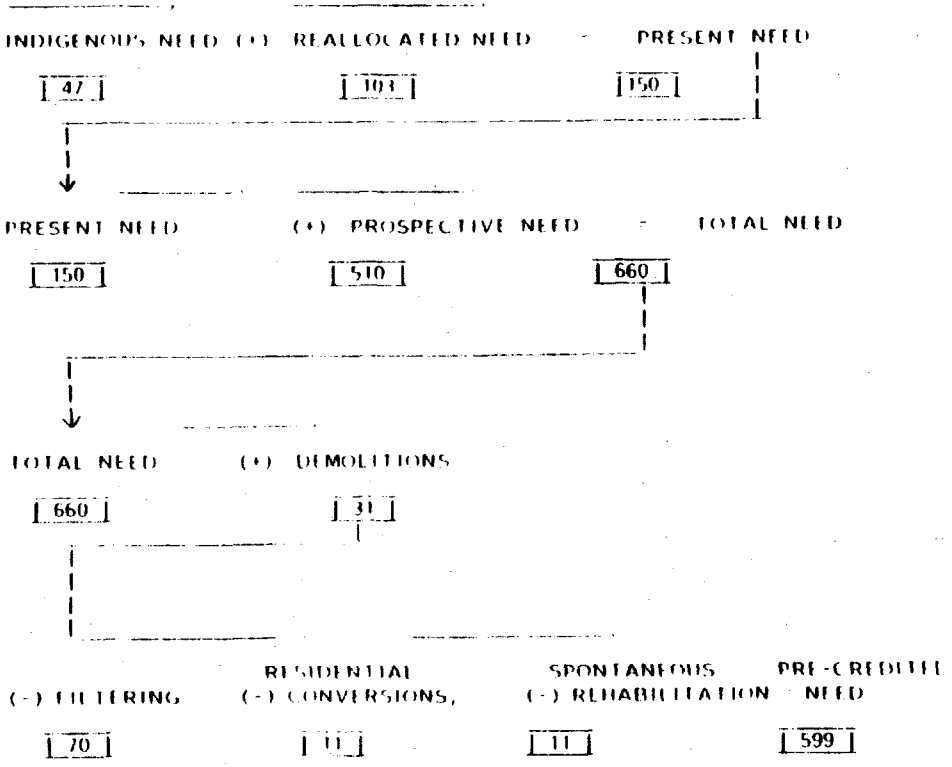
SUBCHAPTER 5. MUNICIPAL DETERMINATION OF PRESENT AND PROSPECTIVE NEED

5:92 - 5.1 General

(a) Municipal present and prospective need shall be calculated by summing municipal indigenous need and the municipal share of the appropriate housing region's reallocated present need and prospective need. The resulting total shall be modified for secondary sources of supply/demand as described in this subchapter (see Technical Appendix, infra.) The result of this process is the determination of municipal pre-credited need. This is the figure municipalities shall address in their housing elements.

An example for Johnsonville is provided to illustrate each of the specified calculations. The following flow diagram summarizes the sequence of calculations pursuant to the determination of pre-credited need.

FLOW DIAGRAM FOR THE CALCULATION OF
LOW- AND MODERATE-INCOME HOUSING NEED
Using the Johnsonville Example



(b) Exhibit 1 in the Technical Appendix sets forth municipal present need base data that may be employed to determine municipal present and prospective need. Data for a hypothetical municipality, "Johnsonville," precedes the municipal base data for illustrative purposes. Exhibit 2 in the Technical Appendix, infra, duplicates the base data for each housing region that is presented in Columns A through I in this subchapter.

(c) The data contained in Exhibit 1 shall be used by parties appearing before the Council unless it can be shown that more appropriate data exist that justify a substitution. The Council shall determine, based on the documentation presented, which data shall be used to determine municipal present and prospective need.

(d) Selected municipalities receiving state aid (urban aid cities) pursuant to P.L. 1978, C. 14 (N.J.S.A. 52:27D-178 et. seq.) as defined in N.J.A.C. 5:92-5.3 (b) shall calculate municipal pre-credited need as per the procedures delineated in N.J.A.C. 5:92-5.13.

(e) Filtering, residential conversions and spontaneous rehabilitation estimates by housing region as expressed in this subchapter differ slightly from those presented in the Technical Appendix, infra. This is because a municipality's total pre-credited need cannot be reduced below zero. Therefore, if the reduction to pre-credited need due to filtering, residential conversions and/or spontaneous rehabilitation reduces municipal pre-credited need to less than zero, the need for this municipality is maintained at zero.

5.92 5.2 Indigenous need (as of 1987)

(a) Indigenous need in a municipality is actual or capped deficient housing occupied by low and moderate income households as further defined in 5.92-1.3. Municipal indigenous need shall be determined from the total of deficient housing units occupied by low and moderate income households for the census subregion in which the municipality is located. The data, derived from a multiple index approach, are not available at the municipal level. To determine the municipal share of need from the census subregion total, it is necessary to use a single-index approach using surrogates of deficient housing available at both the municipal and census subregion level. To calculate municipal indigenous need:

1. Locate the appropriate municipality in Exhibit 1 in the Technical Appendix, infra. Example: Johnsonville in Region 5 (Southwest).

2. Divide Column 2 (municipal single-index need) by Column 3 (subregional single-index need). The resulting percentage yields the municipal share of the census subregion's total of deficient housing units occupied by low and moderate income households. Example:

Johnsonville single index need	144/984	146
Subregional single index need		

3. Multiply the result of the quotient obtained in 2. above by the number in Column 1 (subregional multiple index need). Example:

Subregional Multiple Index Need		Municipal Share of Need		
323	x	146	=	47

This is the count of actual low and moderate income deficient units in a municipality.

4. Column A, below, displays the percentage for each housing region that is obtained by dividing the actual deficient housing units occupied by low and moderate income households in the region by the estimated total of 1987 occupied housing units in the region.

COLUMN A
1987 Regional Average
Percent Deficiency

	Region	Percent Deficiency
1	Northeast	07%
2	Northwest	047
3	West Central	0.2%
4	East Central	01%
5	Southwest	0.76
6	South Southwest	04.7

Multiply this percentage by the municipal projection of 1987 occupied housing stock in Exhibit 1, Column 4. Example:

Johnsonville Total Occupied Housing Estimate		Region 5 Percentage of Low and Moderate Income Deficiency	
8,922	X	026	232

5. Municipal indigenous need shall be the smaller number resulting from the calculations in 3. and 4. above. Example: Johnsonville's indigenous need = 47.

6. If the calculation in 3. above is larger than 4. above, the difference between the two shall be distributed throughout the housing region as reallocated present need as per N.J.A.C. 5:92-5.3 and 5:92-5.4. The results of this calculation are displayed for each housing region in Column B.

(b) Municipal indigenous need may also be determined through a survey of the municipality's housing stock when such survey is deemed adequate and accepted by the Council for identifying deficient housing units occupied by low or moderate income households.

5:92-5.3 Distribution of need

(a) The distribution of each housing region's reallocated present need and prospective need shall be accomplished through use of economic and land use factors expressed as a percentage representing the municipal share of the housing region's total for each factor as displayed in Exhibit 1 of the Technical Appendix, infra. The factors employed to distribute the housing region's need are growth area (Column 5), covered employment (Column 6), aggegate per capita income (Column 7) and covered employment change (Column 8). All but covered employment change are summed, averaged and displayed in Column 9. This is the average of the present need allocation factors. All four economic and land use factors are summed, averaged and displayed in Column 10. This is the average of the prospective need allocation factors.

(b) Reallocated present need and prospective need shall be distributed to municipalities designated in whole or in part as growth areas unless the municipality receives state aid pursuant to P.L. 1978, C.14 (C.52:27D-178 et. seq.) at the time of substantive certification and exhibits one of the following (see attachment in Appendix A, Technical Appendix, infra, for a listing of current selected urban aid cities that meet the following):

1. A percentage of actual housing deficiency to total occupied housing stock in excess of the same percentage for the region in which the municipality is located, or,

2. A population density in excess of 10,000 persons per square mile, or

3. A density of 6,000 to 10,000 per square mile and less than five percent of vacant, non-farm municipal land as measured by the average percentage of vacant land valuation and parcels in the 1984 Statement of Financial Condition of Counties and Municipalities (Trenton, N.J.: New Jersey Department of Community Affairs, 1985).

(c) Only those municipalities designated herein to receive reallocated present need and prospective need shall be included in the housing region totals of growth area, covered employment, per capita aggregate income and covered employment change for purposes of distributing need.

5:92 - 5:4 Reallocated present need

(a) Reallocated present need is the share of excess deficient housing which must be distributed to municipalities designated in whole or in part as growth area as delineated in N.J.A.C. 5:92-5:3. The following Column B displays the reallocated present need by housing region.

COLUMN B
1987 Regional Pool of
Excess Deficient Housing Units

	Region	Excess Deficient Housing Units
1	Northeast	17,676
2	Northwest	8,859
3	West Central	1,641
4	East Central	750
5	Southwest	4,060
6	South Southwest	1,465
	New Jersey	34,411

(b) Divide the municipal number in Column 9, Exhibit 1 in the Technical Appendix, infra, by 100 and multiply the resulting quotient by the total reallocated present need for the housing region in which the municipality is located to yield municipal reallocated present need. Example:

Regional Pool of Excess Deficient Units (Region 5)		Average of Johnsonville's Present Need Allocation Factors (Column 9)	
4,060	X	$\frac{2.549}{100}$	103

5:92 - 5:5 Present need (as of 1987)

Present need is the sum of indigenous need and reallocated present need. To determine municipal present need add indigenous need (as calculated in N.J.A.C. 5:92-5.2) and reallocated present need (as calculated in N.J.A.C. 5:92-5.4). Example:

Johnsonville's present need = indigenous need (47) + reallocated present need (103) = 150

5:92 - 5:6 Prospective need: 1987-1993

(a) Prospective need is the share of future households that are low and moderate income and as such require affordable housing (see Technical Appendix, infra.). Prospective need for each housing region is projected in the following Column C.

COLUMN C
1993 Prospective Need

	Region	Prospective Need
1	Northeast	5,509
2	Northwest	9,259
3	West Central	13,661
4	East Central	23,752
5	Southwest	18,179
6	South Southwest	9,561
	New Jersey	80,421

(b) To calculate municipal prospective need, divide the municipal number in Column 10, Exhibit 1 in the Technical Appendix, infra, by 100 and multiply the resulting quotient by the prospective need for the housing region in which the municipality is located to yield municipal prospective need. Example:

$$\frac{\text{1993 Prospective Need (Region 5)}}{18,179} \times \frac{\text{Average of Johnsonville's Prospective Need Allocation Factors (Column 10)}}{\frac{2.806}{100}} = 510$$

5:92 - 5:7 Total need

Total need is the sum of present and prospective need. To determine municipal total need, add present need (as calculated in N.J.A.C.

5:92-5.5) and prospective need (as calculated in N.J.A.C. 5:92-5.6.)

Example

Johnsonville's total need = present need (150) + prospective need (510)
660

5:92 - 5.8 Demolitions.

(a) Demolition is a factor that eliminates housing opportunities for low and moderate income households. Therefore, a number representing demolitions affecting low and moderate income households shall be added to total need (see Technical Appendix, infra). To determine this number:

1. Average 1983 and 1984 municipal demolitions as reported in New Jersey Residential Building Permits (1984 Summary). Example:

Johnsonville averag = 15 demolitions

2. Multiply the average by six to project 1987-1993 demolitions. Example:

Johnsonville Average Demolitions	X	Number of Years Projected	
15	X	6	90

3. To determine the percentage of demolitions affecting low and moderate income households, divide the percentage of low and moderate income households living in the census subregion in which the municipality is located (displayed in Exhibit 1, column 11 in the Technical Appendix, infra) by 100 and multiply the resulting quotient by 1.5. The percentage of demolitions affecting low and moderate income households shall be the result of this product or 95 percent, whichever is lower. Example:

Subregional Low and Moderate Income Percentage			
$\frac{23.3}{100}$	X	1.5	.3495

4. Multiply the percentage of demolitions affecting low and moderate income households (calculated in 3. above) by the projected municipal demolitions (calculated in 2. above). The resulting number shall be added to total need. Example:

Percentage Demolition's Impacting Low and Moderate Income Households	X	Johnsonville's Projected Demolitions	
.3495	X	90	31

5:32 — 5:9 Filtering

(a) Filtering causes a reduction in total need based on the recognition that the housing needs of low and moderate income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market (see Technical Appendix, infra). Filtering is highly correlated with the presence of multi-family housing units. The following Column D displays regional filtering projections. The following Column E displays the total number of multifamily housing units in each region in 1980.

		COLUMN D 1987-1993 Filtering Projection	COLUMN E 1980 Multifamily Unit Totals
	Region		
1.	Northeast	12,202	410,972
2.	Northwest	12,678	334,839
3.	West Central	7,222	104,478
4.	East Central	6,706	74,799
5.	Southwest	9,587	121,352
6.	South Southwest	3,494	57,287
	New Jersey	51,889	1,102,677

(b) To determine the impact of filtering on municipal total need:

1. Determine the municipal number of year round multifamily units in 1980 as reported in the U.S. Census of Housing (Detailed Housing Characteristics, Part 32 — New Jersey). Example:

Johnsonville had 892 multifamily units.

2. Divide this number by the total of year round multifamily units for the region (Column E) in which the municipality is located. This yields the municipality's share of multifamily housing units in the housing region. Example:

Johnsonville's Multifamily Units, 1980		Total Multifamily Units in 1980 (Region 5)		Johnsonville's Share of Multifamily Units
892	÷	121,352	=	.0073

3. Multiply this percentage by the filtering estimates in Column D for the region in which the municipality is located to yield the reduction to municipal total need due to filtering. Example:

Johnsonville's Share of Region 5 Multifamily Units		Filtering Projection Region 5	
.0073	×	9,587	= 70

5.92 - 5.10 Residential conversion

(a) Residential conversion is the creation of dwelling units from already existing residential structures. Residential conversion is a significant source of housing supply to low and moderate income households and it shall cause a reduction to municipal total need (see Technical Appendix, infra). Residential conversion is highly correlated with the presence of two-to four-family housing units. The following Column F displays projections of conversions for each housing region. The following Column G displays the total of two to four family housing units in each housing region in 1980.

Region	COLUMN F 1987-1993 Conversion Estimates	COLUMN G 1980 2-4 Family Unit Totals
1. Northeast	5,138	224,294
2. Northwest	3,257	165,631
3. West Central	1,048	50,697
4. East Central	662	29,269
5. Southwest	1,478	42,692
6. South-Southwest	1,174	27,873
New Jersey	12,757	540,456

(b) To determine the impact of conversions on municipal total need:

1. Determine the municipal number of year round two to four family housing units in 1980 as reported in the U.S. Census of Housing (Detailed Housing Characteristics Part 32-New Jersey). Example: Johnsonville had 308 two to four-family units.

2. Divide this number by the year-round total two-to four family housing units for the region in which the municipality is located to obtain the municipal share of two-to four-family housing units in the housing region. Example:

Johnsonville's Total 2-4 Family Housing Units		Total 2-4 Family Housing Units (Region 5)		Johnsonville's Share of 2-4 Family Housing Units
308	÷	42,692	=	.00721

3. Multiply this percentage by the conversion projection in Column I for the region in which the municipality is located to yield the reduction to municipal total need due to conversion. Example:

Johnsonville's Share of 2-4 Family Housing Units		1987-1993 Conversion Projections (Region 5)	
007,21	X	1,478	=

5:92 - 5:11 Spontaneous rehabilitation.

(a) Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate income housing units up to code standard, and shall cause a reduction to municipal total need (see Technical Appendix, infra). Spontaneous rehabilitation is highly correlated with aggregate per capita income. The following Column H displays spontaneous rehabilitation projections by housing region. The following Column I displays total 1983-1984 per capita regional aggregate income for each housing region. Per capita regional aggregate income for 1983-1984 is obtained by multiplying 1983 regional per capita income estimates by 1984 estimated population in the housing region. (See Technical Appendix, infra.)

	Region	Column H 1987-1993 Spontaneous Rehabilitation Estimates	Column I 1983-1984 Aggregate Per Capita Income ($)
1	Northeast	1,884	21,112,820,558
2	Northwest	1,194	22,029,857,230
3	West Central	384	12,285,480,836
4	East Central	214	9,830,614,791
5	Southwest	542	14,201,442,966
6	South-Southwest	431	4,592,475,839
	New Jersey	4,678	84,052,692,220

(b) To determine the impact of spontaneous rehabilitation on municipal total need:

1. Determine the municipal estimate of per capita income in 1983 from the 1986 New Jersey Legislative District Data Book (published by the Rutgers University Bureau of Government Research, April 1986). Example: Johnsonville's 1983 per capita income was $12,975.

2. Multiply this number by the estimated municipal population as of 1984 as published in 1984 Population Estimates for New Jersey (published by the New Jersey Department of Labor, September 1985). This yields municipal 1983 1984 aggregate per capita income. Example: Johnsonville's estimated population was 21,453. Calculation:

$12,975 × 21,453 = $278,352,675

3. Divide 1983 1984 municipal aggregate per capita income by the 1983 1984 aggregate per capita income for the housing region in which the municipality is located (see Column I) to obtain the municipal share of aggregate per capita income.

Example:

Johnsonville's 1983/1984 Aggregate Per Capita Income		Region 5 1984 Aggregate Per Capita Income (Column I)		Johnsonville's Share of Aggregate Per Capita Income
$278,352,675	÷	$14,701,442,966	=	01960

4. Multiply the share of regional aggregate per capita income by the spontaneous rehabilitation projections for the housing region in which the municipality is located (see Column H in (a) above) to yield the reduction to municipal total need due to spontaneous rehabilitation. Example:

Johnsonville's Share of 1983 1984 Aggregate Per Capita Income		U.S. 1983 Region 5 Spontaneous Rehabilitation Estimate	
01960	×	33	=

5.9(c) 5.12 Pre-credited need.

Municipal pre-credited need is the sum of total need and demolitions minus reductions for filtering, conversion and spontaneous rehabilitation (see Technical Appendix, infra). Example:

Total Need + Demolitions - (Filtering + Residential Conversion + Spontaneous Rehabilitation)

660 + 41 - (70 + 11 + 11) = 599

5.9(c) - 5.13 Calculation of indigenous need: selected urban and cities.

(a) Selected municipalities receiving State aid (urban aid cities) pursuant to P.L. 1978, c. 14 (N.J.S.A. 52:27D-178 et seq.) that are exempt from the distribution of reallocated present need and prospective need as described in N.J.A.C. 5:92-5.4 (see Appendix A to Technical Appendix, infra) shall determine their indigenous need as indicated below.

1. Follow the procedures delineated in N.J.A.C. 5:92-5.2(a) 1 through 3. These calculations yield the count of actual low and moderate income deficient units in the selected urban aid city. This estimate of low and moderate income deficient units may also be determined through a survey of the municipality's

housing stock when such survey is deemed adequate and accepted by the Council for identifying deficient housing units occupied by low or moderate income households.

2. Modify the number calculated in 1. above as instructed in N.J.A.C. 5:92- 5.8, 5.9, 5.10, and 5.11 (demolitions, filtering, residential conversions and spontaneous rehabilitation).

3. Perform the calculation required in N.J.A.C. 5:92-5.2(a)4.

4. Municipal indigenous need shall be the smaller number resulting from the calculations in 2. and 3. above.

5. If the calculation in 2. above is larger than 3. above the difference between the two shall be distributed throughout the housing region as reallocated present need (see Technical Appendix, infra.).

6. This calculation of indigenous need for selected urban aid cities performed in 4. above is also the pre-credited need for these cities. No additional calculations need be made by these cities.

5:92- 5.14 Low and moderate income split

Municipal pre-credited final need obligation shall be divided equally between low and moderate income households. Example:

Johnsonville's total obligation includes 299 low income units and 300 moderate income units.

SUBCHAPTER 6. CREDITS

5:92 - 6.1 Credits

(a) Municipal present and prospective fair share shall be determined after crediting, on a one to one basis, those housing units created or rehabilitated after April 1, 1980. Credits are applicable when a unit's occupancy is restricted to low or moderate income households and when the municipality has implemented adequate assurances for continued affordability consistent with Subchapter 12, Controls on Affordability.

(b) Low and moderate income housing units created within a municipality in excess of the municipal 1987-1993 present and prospective fair share, as calculated in Subchapter 5 shall be credited on a one to one basis against its future fair share. This credit shall take place upon request during the substantive certification process, provided that such units have been restricted to low or moderate income households and the municipality has

implemented adequate assurances for continued affordability consistent with Subchapter 5, Controls on Affordability

SUBCHAPTER 7. DRASTIC ALTERATION OF THE ESTABLISHED PATTERN OF DEVELOPMENT

5:92 - 7.1 Drastic alteration

After receiving the crediting provided in Subchapter 6, Credits, where a municipality's present and prospective fair share exceeds 20 percent of its total occupied housing stock as estimated as of July 1, 1987, the municipality may adjust its fair share to 20 percent of its estimated 1987 occupied housing stock

SUBCHAPTER 8. MUNICIPAL ADJUSTMENTS

5:92 - 8.1 General

This subchapter provides the criteria by which a municipal fair share may be adjusted. Adjustments shall be made to eliminate specific parcels of vacant land from consideration as sites for low and moderate income housing. Adjustments shall yield vacant, suitable, developable, available and approvable land within each municipality requesting and demonstrating that such adjustments to its fair share are in keeping with these criteria. Adjustments shall be made to municipal fair share when the Council determines that such adjustments are required due to available land capacity, public facilities or infrastructure. All municipalities requesting adjustments of present and prospective need shall submit an existing land use map at an appropriate scale to display the land uses of each parcel within the municipality. Such map shall display the following land uses: single family, two to four family, other multifamily, commercial, industrial, agricultural, parkland, other public uses, semipublic uses and vacant land. Municipalities seeking an adjustment based on historic sites, agricultural lands or environmentally sensitive areas shall submit transparent overlays drawn to the same scale as the existing land use map depicting eligible sites as delineated herein.

5:92 - 8.2 Adjustment process

(a) The Council shall only adjust reallocated present and prospective need which the municipality proposes to address through inclusionary developments.

(b) The Council shall determine the amount and location of vacant and undeveloped land within a municipality. Specific parcels of vacant and developable lands shall be excluded as potential sites for low and moderate income housing based on the following criteria:

1. Historic and architecturally important sites shall be excluded if listed on the State Register of Historic Places prior to substantive certification. All land within a 100-foot buffer area of an eligible historic site as described herein shall similarly be excluded.

2. Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant or when such lands are subject to restrictions as set forth in the "Right to Farm Act, "P.L. 1983 c.31 (N.J.S.A. 4.1 C-1 et. seq.) and the "Agriculture Retention and Development Act," N.J.S.A. 32 (N.J.A.C.4 1C-11 et. seq.).

3. Environmentally sensitive lands shall be excluded as follows:

i. Within the areas of the State regulated by the Pinelands Commission, Division of Coastal Resources in the Hackensack Meadowlands Development Commission, the Council shall adhere to the policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7.50; the Coastal Permit Program Rules, N.J.A.C. 7-1, Coastal Resource and Development Rules, N.J.A.C. 7E-1; and the Zoning Regulations of the Hackensack Meadowlands District N.J.A.C. 19.4.

ii. In areas of the State not regulated by the Pinelands Commission, the Division of Coastal Resources and the Hackensack Meadowlands Development Commission, the Council shall exclude as potential sites for low and moderate income housing: inland wetlands as delineated by the U.S. Army Corps of Engineers or New Jersey Department of Environmental Protection, whichever agency has jurisdiction, flood hazard areas as defined in N.J.A.C. 7.13; and sites with slopes in excess of 15 percent as determined from the U.S.G.S. Topographic Quadrangles which render a site unsuitable for low and moderate income housing.

(n) Where the legislature adopts legislation that requires the mapping of other natural resources and provides a mechanism for their regulation, the Council shall include such resources in its criteria and guidelines for municipal adjustment.

5:92 - 8.4 Adequate recreation, conservation and open space

(a) Municipalities may reserve three percent of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing. In determining developable acreage, municipalities shall calculate their total vacant and undeveloped lands and deduct from that total number the lands excluded by the Council's policy regarding historic and architecturally important sites, agricultural lands and environmentally sensitive lands. Municipalities shall also exclude from this calculation of total vacant and undevelopable lands, those owned by nonprofit organizations, counties to the state or federal government and when such lands are precluded from development at the time of substantive certification. Municipalities shall submit appropriate documentation demonstrating that such lands are precluded from development. Existing active municipal recreation areas shall be subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

(b) Municipalities may exclude further recreation, conservation and open space areas, beyond those calculated in (a) above, when such land has been designated in an adopted county master plan and

1. The county has adopted appropriate language in its ordinances to secure specific areas for recreation, conservation or open space as part of the subdivision and site plan review process, or

2. The county has included specific areas for acquisition in a capital improvement program, or

3. The county has applied to the New Jersey Department of Environmental Protection Green Acres Program or other appropriate programs to acquire or otherwise permanently set aside specified areas.

(c) Municipalities shall submit a transparent overlay drawn to the same scale as the existing land use map depicting eligible county and municipal recreation, conservation and open space sites to be eliminated from consideration for low and moderate income housing.

5:92 - 8.4 Vacant and developable sites.

(a) Vacant sites not specifically excluded from consideration for low and moderate income housing as a result of the Council's policies regarding

historic and architecturally important sites, agricultural land, environmentally sensitive lands and recreation, conservation and open space shall be considered vacant and developable sites.

(b) The Council may, within its discretion and upon its own initiative, eliminate additional sites from consideration when the Council determines that such action is consistent with the public's general welfare.

(c) The Council shall determine the municipality's ability to absorb its fair share obligation through inclusionary developments. The Council shall presumptively require a 20 percent maximum set-aside and a minimum gross density of six units per acre on vacant and developable sites. The Council may modify this minimum gross density based on factors, including but not limited to, appraised land values, improvement costs, site conditions and municipal subsidy of project costs. The Council may also modify this density when required to satisfy the municipal present and prospective need or when the municipality and developer agree to a modification on a specific site or when the Council's minimum gross density policy conflicts with the land use policies adopted within the Pinelands, Coastal Zone or Hackensack Meadowlands.

5:92 8:5 Adequate public facilities and infrastructure capacities.

(a) The Council shall make durational adjustments to defer a municipality's fair share obligation due to the lack of adequate public facilities and infrastructure capacity. This adjustment shall remain totally or partially in effect until adequate infrastructure facilities are provided.

(b) Notwithstanding the lack of adequate public facilities and infrastructure, the municipality shall nonetheless designate and zone appropriate sites to accomodate its fair share obligation. The lack of adequate capacity, in and of itself, shall constitute a durational adjustment of the municipal obligation and that obligation shall be deferred until adequate infrastructure is made available as set forth in (c) through (f) below.

(c) Notwithstanding the lack of adequate public facilities and infrastructure in extant at the time a municipality petitions for substantive certification, the municipality shall reserve and set aside new infrastructure capacity, when it becomes available, for low and moderate income housing, on a priority basis.

(d) Municipal officials shall endorse all applications to the New Jersey Department of Environmental Protection or its agent to provide affordable infrastructure. Such endorsements shall be simultaneously submitted to the Council.

(e) Where the New Jersey Department of Environmental Protection or its designated agent approves a proposal to provide infrastructure to a site for the development of low and moderate income housing identified in the housing element, the municipality shall permit such development.

(f) Where a municipality has designated sites for low and moderate income housing that lack adequate infrastructure and, where the New Jersey Department of Environmental Protection or its designated agent approves a proposal to provide infrastructure to a site other than those designated

for the development of low and moderate income housing in the housing element, the municipality shall amend its housing element and fair share housing ordinance to permit development of such site for low and moderate income housing. The amended housing element and fair share housing ordinance shall be submitted to the Council within 90 days of the site's approval by the New Jersey Department of Environmental Protection or its agent.

5.92 8.6 Prohibitive costs of infrastructure

(a) The Council [illegible] make an adjustment to the municipal present and prospective need due to prohibitive costs associated with providing public facilities and infrastructure. This adjustment shall remain totally or partially in effect until adequate, affordable infrastructure facilities are provided.

(b) Notwithstanding the prohibitive cost of adequate public facilities and infrastructure, the municipality shall nonetheless designate and zone appropriate sites to accomodate its fair share obligation. The lack of adequate capacity, in and of itself, shall constitute a durational adjustment of the municipal obligation and that obligation shall be deferred until adequate infrastructure is made available as set forth in (c) through (h) below.

(c) Notwithstanding the prohibitive cost of adequate public facilities and infrastructure at the time a municipality petitions for substantive certification, the municipality shall reserve and set aside new

infrastructure capacity when it becomes available for low and moderate income housing on a priority basis.

(d) Municipalities seeking an adjustment of their fair share due to prohibitive costs of infrastructure to the public shall complete "The Costs of Providing Infrastructure" application provided by the Council and submit it to the Council for its review.

(e) The Council shall forward "The Costs of Providing Infrastructure" application to the New Jersey Department of Community Affairs Division of Local Government Services for review. The Council shall consider the report of the Division of Local Government Services in determining whether to permit an adjustment due to prohibitive costs associated with providing public facilities and infrastructure.

(f) Municipal officials shall endorse all applications to the New Jersey Department of Environmental Protection or its agent to provide affordable infrastructure. Such endorsements shall be simultaneously submitted to the Council.

(g) Where the New Jersey Department of Environmental Protection or its designated agent approves a proposal to provide affordable infrastructure to a site for the development of low and moderate income housing in the housing element, the municipality shall permit such development.

(h) Where a municipality has designated sites for low and moderate income housing that lack adequate infrastructure and where the New Jersey

Department of Environmental Protection or its designated agent approves a proposal to provide affordable infrastructure to a site other than those designated for the development of low and moderate income housing in the housing element, the municipality shall amend its housing element and fair share housing ordinance to permit development of such site for low and moderate income housing. The amended housing element and fair share housing ordinance shall be submitted to the Council within 90 days of the site's approval by the New Jersey Department of Environmental Protection or its agent.

SUBCHAPTER 9. PRIORITIZING

5.92 - 9.1 Prioritizing vacant and developable sites

(a) Municipalities shall establish priorities for low and moderate income sites. Sites should be available, suitable, developable and approvable as defined in N.J.A.C. 5:92-1.3.

(b) All sites designated for low and moderate income housing shall receive approval for consistency review, as set forth in Section 208 of the Clean Water Act, 33 U.S.C. §1251, et seq. prior to substantive certification. Where a site is denied consistency review, the municipality shall apply for an amendment to its Section 208 plan to incorporate the denied site.

(c) Agricultural lands within agricultural development districts as certified by the State Agricultural Development Board that do not conform to the

policies set forth in N.J.A.C. 5:92-8.2(b)(2) may be excluded initially in establishing priorities for low and moderate income sites. Where no other sites are either appropriate and/or sufficient to accomodate fully the municipality's low and moderate income housing obligation, the municipality or the Council may request the respective county agricultural development board to establish priorities for the development of unrestricted land within the county's agricultural development district.

SUBCHAPTER 10. PHASING OF PRESENT AND PROSPECTIVE NEED

5.92 - 10.1 Phasing plans

Municipalities shall be allowed to submit a phase-in plan for low and moderate income units within inclusionary developments as defined in the Act. Phasing plans shall indicate a proposed sequence for site-specific inclusionary developments.

5:92 - 10.2 Phasing schedules

(a) Municipalities may phase-in inclusionary developments pursuant to the following schedule:

1. Inclusionary developments of less than 999 units may be phased in over a period of six years.

2. The next 500 units, 1,000 units up to 1,499 units, may be phased in seventh through tenth year.

4 The next 500 units, 1,500 up to 1,999 units, may be phased in from the eleventh through fifteenth year,

4 An amount in excess of 2,000 units may be phased in over a period of 16 to at least 20 years

(b) At least one-half and no less than 200 units of the municipal obligation shall be phased in during the first three years

(c) Within the phasing schedule, market conditions shall prevail.

5:92 - 10.3 Commencement date of phasing schedule

The commencement date of the phasing schedule shall be January 1, 1987.

5:92 - 10.4 General provisions

(a) The phase-in schedule shall provide for the grant of preliminary approvals to a developer subject to the phase-in schedule for final approvals in accordance with time periods set forth in sections 34, 36 and 48 of P.L. 1975, c.291 (N.J.S.A. 40:55D-46, 48 and 61), provided that such preliminary approvals shall confer vested rights as defined in subsection a. of section 37 of P.L. 1975, c.291 (N.J.S.A. 40:55D-49) for the period until the developer has the ability to proceed to final approval pursuant to the phase-in schedule. In any phase-in schedule for a development, all final approvals and the rights to final approvals shall be cumulative

(b) Phasing of present and prospective need shall not extend the period of substantive certification. Municipalities shall be responsible for an additional present and prospective need in addition to the phased need when the period of substantive certification expires.

(c) Developers of inclusionary developments shall be entitled to final approval of at least four market housing units per each low and moderate income housing unit.

5:92 - 10.5 Priority of sites

In developing a phasing plan, municipalities shall give priority to those vacant sites that are available, suitable, developable and approvable as defined in Subchapter 1. The phasing plan shall be consistent with a municipal plan for infrastructure expansion and rehabilitation.

5:92 - 10.6 Adjustments to phasing schedule

The Council may adjust phasing schedules by 20 percent for the first three years of the phasing period. An adjustment for the first half of the phasing period shall result in a proportionate adjustment during the second half of the phasing period. Such adjustments shall be based on the factors presented in section 23 of the Act or the effect of economic conditions on specific developments.

SUBCHAPTER 11. REGIONAL CONTRIBUTION AGREEMENTS (RCAs)

5:92 - 11.1 General provisions

(a) A municipality may propose the transfer of up to 50 percent of its fair share to another municipality within its housing region by means of a contractual agreement into which two municipalities voluntarily enter.

(b) The Council shall maintain current lists of municipalities which have stated an intent to enter into RCAs as receiving municipalities and shall provide copies of such lists to potential sending municipalities as requested.

5:92 - 11.2 Terms

(a) At least 50 percent of the units accepted by a receiving municipality shall be affordable to low income households. The Council may modify this requirement if it determines that the sending municipality has adequately provided for its low income housing obligation elsewhere in its housing element.

(b) Housing provided pursuant to a RCA may include new construction, rehabilitation, residential conversion of existing units, conversion of other uses for housing, or a combination of these methods. To qualify as an appropriate component of a RCA, a rehabilitated or converted unit must meet the code standard of a municipality or other applicable housing code.

(c) Housing provided pursuant to a RCA may include the creation of alternative living arrangements, including, but not limited to, congregate housing, Class C and D boarding homes regulated by the Department of Community Affairs and residential health care facilities regulated by the Department of Health. To qualify as an appropriate component of a RCA, such facilities must be subject to controls on affordability acceptable to the Council.

(d) All RCAs shall specify payment schedules which conform to a construction or rehabilitation schedule and which relate to the receiving municipality's ability to deliver housing units in a timely fashion.

(e) All RCAs shall require receiving municipalities to file annual reports with the Agency setting forth the progress in implementing the project to be produced under a RCA. This report shall be in such form as the Council and the Agency may from time to time require.

(f) All RCAs shall require that a receiving municipality submit a proposed project plan which shall be in such form and contain such information as the Agency may require.

5:92 - 11.3 Credits

No receiving municipality shall receive credit towards its fair share obligation for units provided pursuant to a RCA where credit for such units has been awarded to a sending municipality.

5:92 - 11.4 Review by county planning board or other county designated agency

(a) RCAs shall be reviewed by the county planning board or other county designated agency in which the receiving municipality is located, as set forth in N.J.A.C. 5:91-12.2. Such review shall be completed within 30 days after the agreement has been referred to the county planning board or other county designated agency. The Council may grant a timely request for an extension of this time period for a period not to exceed 15 days.

(b) In conducting the review required under this section and N.J.A.C. 5:91-12.2, the county planning board or other county designated agency shall consider the master plan and zoning ordinance of the sending and receiving municipalities, its own county master plan and the SDRP. In the event that the SDRP is not completed, the county planning board or other county designated agency shall consider the SDGP and other appropriate regional plans in conducting its review.

(c) County planning boards or other county designated agency undertaking the review provided in this section shall, in forwarding the results of such review to the Council, include a completed checklist for this purpose provided by the Council (see: Technical Appendix, infra).

5:92 - 11.5 Amount and duration of contributions

(a) In negotiating RCAs, cosmetic improvements may be included in determining the negotiated price of rehabilitating a housing unit; but cosmetic improvements alone shall not constitute an eligible improvement for purposes of a RCA. In general, eligible rehabilitation may vary in degree from gutting and extensive reconstruction to repairs for damage caused by inadequate maintenance. Rehabilitation may also include the repair or replacement of major building systems or components in danger of failure (including roof, electrical, plumbing, heating, structural and foundation defects). To be an eligible improvement under a RCA, the housing unit must meet the municipal or other relevant housing code after rehabilitation.

(b) The cost of rehabilitating a low and moderate income housing unit may vary from unit to unit and from municipality to municipality. The Council establishes $10,000 as the minimum per unit cost necessary for rehabilitation as may be adjusted by the Council on a case by case basis. (see Technical Appendix, infra, for average costs of replacing major systems for various types of housing). This minimum amount includes the actual capital cost of substantive rehabilitation and the necessary operating costs to insure compliance with related code standards. This minimum amount shall be regarded as illustrative.

(c) The internal cost of subsidizing a low and a moderate income housing unit in an inclusionary development may vary from project to project and from municipality to municipality. The Council establishes that $12,500

represents the current average, internal subsidization required to provide a moderate income housing unit in an inclusionary development, and constitutes 22 percent of the unit's total cost. The Council establishes $27,500 as the current average, internal subsidization required to provide a low income housing unit in an inclusionary development, and constitutes 48 percent of the unit's total cost. These internal subsidization guidelines shall be regarded as illustrative and may be adjusted on a case by case basis.

(d) RCAs shall run concurrent with the sending municipality's period of substantive certification, not to exceed six years; contributions may be prorated in municipal appropriations concurrent with the certification period not to exceed six years.

5:92 - 11.6 Enforcement

(a) The Council shall take such actions as may be necessary to enforce a RCA with respect to the timely implementation of a project by the receiving municipality. In implementing its enforcement responsibilities, the Council may:

1. Initiate or join a lawsuit to enforce a RCA; and/or

2. Bar a delinquent receiving municipality from entering into further RCAs for a specified period of time; and/or

3. Recommend that the Agency and the Department of Community Affairs withhold further assistance available under the Act, and/or

4. Take such other actions as the Council may determine necessary.

SUBCHAPTER 12. CONTROLS ON AFFORDABILITY

5:92 - 12.1 General provisions

In developing housing elements, municipalities shall determine measures to assure that low and moderate income units remain affordable to low and moderate income households for an appropriate period of not less than 20 years which may be adjusted as provided pursuant to N.J.A.C. 5:92-12.2. In determining these measures, municipalities may propose alternative methods for assuring continued affordability which shall be reviewed by the Agency for feasibility prior to an award of substantive certification.

5:92 - 12.2 Length of controls on affordability

(a) Municipalities shall consider imposing controls on rents and resales of low and moderate income units, as set forth in this Subchapter, that extend for a period of 20 years with the following exceptions:

1. Rehabilitated owner occupied single family housing units that are improved to code standard shall be subject to affordability controls for at least six years,

2. Rehabilitated renter occupied housing units that are improved to code standard shall be subject to affordability controls for at least ten years; and

3. Housing units created through conversion of a non-residential structure or through new construction in municipalities receiving State Aid pursuant to P.L. 1978, c. 14 (N.J.S.A. 52:270-178 et. seq.) at the time of substantive certification shall be subject to affordability controls for at least ten years.

5:92 - 12.3 Administrative mechanism

Municipalities shall establish an appropriate administrative mechanism or entity responsible for assuring that low and moderate income housing units remain affordable to low and moderate income households; or they shall enter into a contractual agreement with the Agency to administer these responsibilities.

5:92 - 12.4 Initial pricing

(a) Municipalities shall consider requiring that the initial price of a low and moderate income owner occupied single family housing unit be established

so that after a downpayment of ten percent, the monthly principal, interest, taxes, insurance and condominium fees do not exceed 28 percent of an eligible gross monthly income. Municipalities shall consider requiring that rents, excluding utilities, be set so as not to exceed 30 percent of the gross monthly income of the appropriate household size. Maximum rent shall be calculated as a percentage of the uncapped Section 8 income limit (as contained in the Technical Appendix, infra.) or other recognized standard adopted by the Council that applies to the rental housing unit. The following criteria shall be considered in determining rents and sale prices:

1. Efficiency units shall be affordable to one person households;
2. One bedroom units shall be affordable to two person households;
3. Two bedroom units shall be affordable to three person households;
4. Three bedroom units shall be affordable to five person households; and
5. Four bedroom units shall be affordable to seven person households.

(b) Housing units that satisfy the criteria in (a) 1. through 5. above shall be considered affordable.

(c) Median income by household size shall be established by the uncapped Section 8 income limits, published by HUD, as defined in Subchapter 1 (see Technical Appendix, infra.) or other recognized standard adopted by the Council that applies to the rental housing unit.

5:92 - 12.5 Annual indexed increases

The price of an owner-occupied housing unit and the rents of affordable housing units may increase annually based on the percentage increase in median income for each housing region as determined from the uncapped Section 8 income limits, published by HUD, as defined in Subchapter 1 (see Technical Appendix, infra) or other recognized standard adopted by the Council that applies to the rental housing unit.

5:92 - 12.6 Subsidy to ensure affordability

If the use of median income data adopted by the Council to index the cost of housing renders a unit unaffordable to a low or moderate income household at the time of resale, a municipality shall not lose credit for the housing unit, provided that adequate controls on affordability remain in place, but the municipality may subsidize the housing unit to maintain affordability.

5:92 - 12.7 Procedures of resale

Persons wishing to sell affordable units shall notify the municipal entity responsible for assuring affordability of the intent to sell. If no eligible buyer enters a contract of sale for the unit within 60 days of notification, the municipal entity shall have the option to purchase the unit for the maximum price permitted based on the regional increase in median income as defined by HUD or other recognized standard adopted by the Council. If the municipal entity does not purchase the unit, the seller may apply for permission to offer

the unit to a non income eligible household at the maximum price permitted. The seller shall document efforts to sell the unit to an income eligible household as part of this application. If the request is granted, the seller may offer low income housing units to moderate income households and moderate income housing units to households earning in excess of 80 percent of median. In no case shall the seller be permitted to receive more than the maximum price permitted.

5:92 - 12.8 Eligible capital improvements

Property owners of single family, owner-occupied housing may apply to the municipal entity responsible for permission to increase the maximum price for eligible capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household. In no event shall the maximum price of an improved housing unit exceed the limits of affordability for the larger household. Property owners shall apply to the municipal entity if an increase in the maximum sales price is sought.

5:92 - 12.9 Impact of foreclosure on resale

An action of foreclosure by a financial institution regulated by state and/or federal law shall extinguish controls on affordable housing units. Notice of foreclosure shall allow the municipal entity to purchase the affordable housing unit at the maximum permitted sale price. Failure of the municipal entity to purchase the affordable housing unit shall result in the Council adding that unit to the municipal present and prospective fair share obligation.

5:92 - 12.10 Excess proceeds upon foreclosure

In the event of a foreclosure sale, the owner of the affordable housing unit shall be personally obligated to pay to the municipal entity responsible for assuring affordability, any surplus funds, but only to the extent that such surplus funds exceed the difference between the maximum price permitted at the time of foreclosure and the amount necessary to redeem the debt to the financial institution including costs of foreclosure.

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APPENDIX A

Approach: 1987-1993 Low and Moderate Income Housing Need Estimates

COUNCIL ON AFFORDABLE HOUSING 1987-1993 LOW- AND MODERATE-INCOME HOUSING NEED ESTIMATES

APPROACH

PRESENT NEED (2 INDICES)

REALLOCATED PRESENT NEED
(FAIR SHARE ALLOCATION FORMULA)

PRESENT NEED

PROSPECTIVE NEED
(FAIR SHARE ALLOCATION FORMULA)

TOTAL NEED

SUPPLY CONTRIBUTIONS
(FILTERING, RESIDENTIAL CONVERSION, REHABILITATION, DEMOLITION)

PRE-CREDITED NEED

REGIONAL AND STATEWIDE SUMMARY OF PRE-CREDITED NEED

Research Sponsor

Council on Affordable Housing

Research Organization

Rutgers University
Center for Urban Policy Research

Research Contacts

Arthur R. Kondrup, Chairman
Douglas V. Opalski, Executive Director

Principal Investigator

Robert W. Burchell, Ph.D.

Date

1 May 1986

1987-1993 LOW AND MODERATE NEED ESTIMATES BY STATE AND REGION

- HOUSING DEFICIENT PRESENT NEED -
- HISTORIC MODEL PROSPECTIVE NEED -
- FAIR SHARE PRESENT NEED ALLOCATION -
- FAIR SHARE PROSPECTIVE NEED ALLOCATION -

Accounting for
Demolition, Filtering, Residential Conversion,
and Spontaneous Rehabilitation

	1987 Present Need 1987-1993 Prospective Need
CALCULATING NEED	
Indigenous Need	85,134
Reallocated Present Need	34,411
Prospective Need	80,421
Total Need	199,966
Demolition	13,367
Filtering	-51,004
Residential Conversion	-12,102
Spontaneous Rehabilitation	-4,520
STATEWIDE PRE-CREDITED NEED	145,707 *
REGIONAL NEED	
Northeast	42,534
Northwest	28,773
West Central	14,720
East Central	23,247
Southwest	21,884
South Southwest	14,549

* The Council on Affordable Housing is prepared to adjust municipal housing need such that precredited final need will not exceed twenty percent of a municipality's occupied housing units in 1987. This adjustment is to prevent a municipality from experiencing a drastically altered development pattern as per Section 7 of the Fair Housing Act. The adjustment if pursued by all municipalities who qualify, will not diminish statewide need by more than 1421 housing units. See subsequent section on Capped Need.

THE PROCEDURES TO CALCULATE LOW- AND MODERATE-INCOME HOUSING NEED

INTRODUCTION

The information which follows details the procedures and data resources employed to calculate low- and moderate-income housing need in the State of New Jersey. These procedures have evolved primarily since *Mount Laurel II*[1] and have been heavily influenced both by the provisions of the Fair Housing Act and *Mount Laurel III*.[2] The report incorporates the methodology adopted by the Council on Affordable Housing[3] — the agency charged with effecting the Fair Housing Act and bringing about statewide compliance with the *Mount Laurel* mandate.

The procedures specified here draw upon contributions by numerous groups to evolving fair housing implementation. These include efforts on the part of the *Mount Laurel II* judges, the Urban League group, Rutgers University, the appointed masters, the Department of the Public Advocate, the Governor's Office, New Jersey Department of Community Affairs, New Jersey Department of Environmental Protection (Division of Coastal Resources), New Jersey Pinelands Commission, New Jersey Housing and Mortgage Finance Agency, New Jersey Federation of Planning Officials, Land Use Section of the New Jersey Bar, New Jersey Builders Association, New Jersey State League of Municipalities, attorneys/planners for litigating developers/municipalities, and other individuals/groups too numerous to mention.

These groups have crafted a body of knowledge and procedure which has been drawn upon and refined in the production of this document. A clear effort has been made here to take into account varying points of view and above all, as the name of the Fair Housing Act implies, be *fair*: fair to those who need housing, to municipalities and their residents who must accommodate this housing, and finally, to the builders/developers who must provide it. The procedures contained here are an effort to move forward on a broad and unified front in meeting the charge of the Fair Housing Act.

To this end, the report begins with methods used to qualify the low- and moderate-income populations and subsequently deals with the calculation, distribution, and refinement of present and prospective low- and moderate-income housing need.

INCOME QUALIFICATION OF THE LOW- AND MODERATE-INCOME POPULATION

Data from the 1980 New Jersey Public Use Sample[4] (a five percent sample of all households in New Jersey taken by the U.S. Census Bureau) is used to qualify a household according to HUD Section 8[5] family-income requirements. The Sample is comprised of computer tapes which contain records for a sample of housing units with information on the characteristics of each unit as well as the people who reside in these units. Information from this file makes it possible to initially eliminate all individuals living in institutions, group quarters, or as boarders/lodgers from potential low- and moderate-income housing demand. This removes from *direct count* those people who comprise prison/sanitarium, college, nursing home, boarders/boarding home, and other related populations.[6]

Sub-households and sub-families are not separately distinguished as this would double count existing housing deterioration and no information is available on how or if sub-families/sub-households would choose to separate in the future. Thus, one household per unit is counted. Current applications for low- and moderate-income housing built under the

Mount Laurel II aegis indicate shares or parts of families and unrelated individuals seeking to reside together. This partially confirms continued, shared or unrelated household use of new low- and moderate-income housing units.

Once these selection procedures are undertaken, the Public Use Sample may be employed to array all households by size and income status. HUD median family income for a region is determined, and 80 percent and 50 percent assigned to household sizes of four for the upper limits of moderate and low incomes, respectively. Each household size of more or less than four is allowed a positive or negative adjustment of the 80 percent or 50 percent of median figure to qualify for moderate- or low-income designation.[7] (This is based on the philosophy that if you have more children/dependents or household members you can earn slightly more and qualify for moderate/low income; in reverse fashion, if you have fewer dependents or members, it is more difficult to qualify by establishing a lower income for qualification.)

The procedure spelled out above separates low- and moderate-income households, adjusting for household size, from all other households in the region. This relative selection of a population qualifying for housing need forms the basis of all need estimates. In subsequent steps, the housing units occupied by these households are initially checked for deterioration to determine present need. The number of income-defined households is then projected into the future to determine prospective need. The detailing of these steps is explained below.

PRESENT NEED

Indigenous Need

Indigenous need is a component of present need which is the total deficient housing signaled by surrogates unique to each community. Where communities' deficient housing as a percentage of all occupied housing units exceeds the regional average, their excess need is sent to a housing pool for subsequent distribution in the region. Housing from the pool is reallocated to all communities in the growth area of the region with the exception of designated Urban Aid Cities. The indigenous need for communities below the regional average of housing deficiency is their tabulated deficient units. For those above the regional average, their indigenous need is their deficient housing capped by the regional average percent deterioration.

Recognizing the evolution of the concept of deteriorated housing from 1960 and earlier where enumerators attempted to physically identify bad housing from field survey, to the current period where deficient housing is isolated through housing quality surrogates, information provided by the *1980 Census* is used to signal housing deficiency via surrogates.[8]

Surrogates do not themselves confirm that a unit is deficient. They indicate that if a unit has these characteristics, it most likely would be independently found via field survey as deficient. Surrogates are developed by listing the characteristics of units found as deficient and viewing which characteristics consistently are associated with field-confirmed deficiency. Six housing quality surrogates are used with structure age to signal housing deficiency. These indices represent the culmination of numerous empirical studies on factors indicative of superior versus inferior housing quality.[9] *They represent the full range of information available on housing quality from the 1980 Census.* No index is slighted, and all are simultaneously employed. They include:

(a) *Year Structure Built*. A distinction is made between units built before and after 1940. This pre-War cutoff is the classic differentiation point of new versus old housing in the literature.[10]

(1) *Persons per Room*. 1.01 or more persons per room is an index of overcrowding.

(2) *Access to Unit*. A unit is unacceptable if one must pass through another dwelling to enter it. This is a measure of privacy.

(3) *Plumbing Facilities*. A household must have exclusive use of complete plumbing facilities.

(4) *Kitchen Facilities*. Adequate kitchen facilities include a sink with piped water, a stove, and a refrigerator.

(5) *Heating Facilities*. The existence of central heat is used as a measure of adequacy.

(6) *Elevator*. Buildings of four stories or more are considered inadequate if they do not have an elevator.

A unit has to have at least two characteristics to be isolated as deficient once it qualifies as housing a low- or moderate-income family. Since age is so highly correlated with structure deterioration and loss, if in 1980 the unit was more than forty years old and had at least one other negative housing characteristic, it is selected as deficient. If, on the other hand, it was a newer unit in 1980, in the absence of the unit-age qualification, two or more negative structural characteristics signal housing deficiency.

Multiple deficient characteristics in a single housing unit is an important concept. Using multiple indicators results in a high probability of isolating bad housing, yet a very low probability of classifying good housing as bad.[11]

This procedure of establishing housing deficiency is: (1) drawn from the literature of the field; (2) encompasses a broad array of physical insufficiency including such items as indirect access, incomplete kitchen, burdensome walk-ups, etc., (3) ensures against erroneous inclusion of good units, and (4) provides a very high probability that the housing identified, at least in relative terms, is clearly less than adequate.

Due to confidentiality protection and data availability, the procedure to specify indigenous need can be estimated only to each of 52 subregions of the state.[12] It is taken down to the community level by three housing quality variables available at both the subregional level and the community level. These are:[13]

(1) Plumbing Facilities — non-exclusive use of complete plumbing;

(2) Heating Facilities — non-presence of central heat or vented room heaters; and

(3) Persons per Room — space inadequacy, i.e., 1.01 or more persons per room.

The pool of low- and moderate-income families living in deficient housing once calculated at the subregional level is distributed to individual communities on the basis of the share of three indices of deficient housing at the local level to the total at the regional level. At the local level, these latter variables cannot be cross-tabulated with age or income in the same way as information at the subregional level can. Thus, the best available information and the most rigorous procedures are used to isolate deficient housing at the subregional level, and this is taken to the

municipal level through other housing quality variables less complete in terms of isolating housing deficiency but found at a variety of geographic levels.[14]

In order to address present need with some lead time appropriate for planning and implementation, present need is actually projected to be estimated as if July 1, 1987 were the current period and the sample of housing deficiencies was taking place at this time. This is done by reproducing the incidence rates of deterioration associated with certain age groups and household types in 1980, and projecting these households and their associated housing conditions to the 1987 period. The new array and number of households in 1987 carry with them the deterioration noted in 1980.

As noted earlier, for communities with severe housing deficiencies, their deficiencies are capped at the regional average percentage of deficiencies as a proportion of total occupied housing. The excess over this regional percentage is distributed to all communities in the growth area of the region.* This is covered below.

Municipal surveys to determine indigenous need may be presented to the Council as an alternative method to this procedure. (See Section 10 — Fair Housing Act.) The Council will provide guidance as to the appropriate form and scale of such surveys.

INDIGENOUS NEED BY REGION†

Northeast	**34,227**
Northwest	**22,894**
West Central	**7,486**
East Central	**4,692**
Southwest	**9,208**
South-Southwest	**6,627**
STATE TOTAL	**85,134**

†See the following figure for mapped display of regions

Reallocated Present Need

Reallocated present need is the share of excess deterioration in a region transferred to all communities in the growth area of the region with the exception of selected Urban Aid Cities. (See Attachment.) Urban Aid Cities, almost all of which are densely populated and have a higher-than-average proportion of low-and-moderate income families living in deteriorated housing, are not expected to have this regional burden reinforced by future low- and moderate-income housing requirements.[15] Therefore, when the reallocated present need pool for the region is computed from an average deficiency percentage for the entire region, Urban Aid

*Communities which originally contributed to the pool due to excess deficiency, if not selected Urban Aid Cities, can receive additional units from the pool via the reallocation formula.

FIGURE

THE COUNCIL ON AFFORDABLE HOUSING REGIONS

Region 1 - Northeast

Bergen
Hudson
Passaic

Region 2 - Northwest

Essex
Morris
Sussex
Union

Region 3 - West Central

Hunterdon
Middlesex
Somerset
Warren

Region 4 - East Central

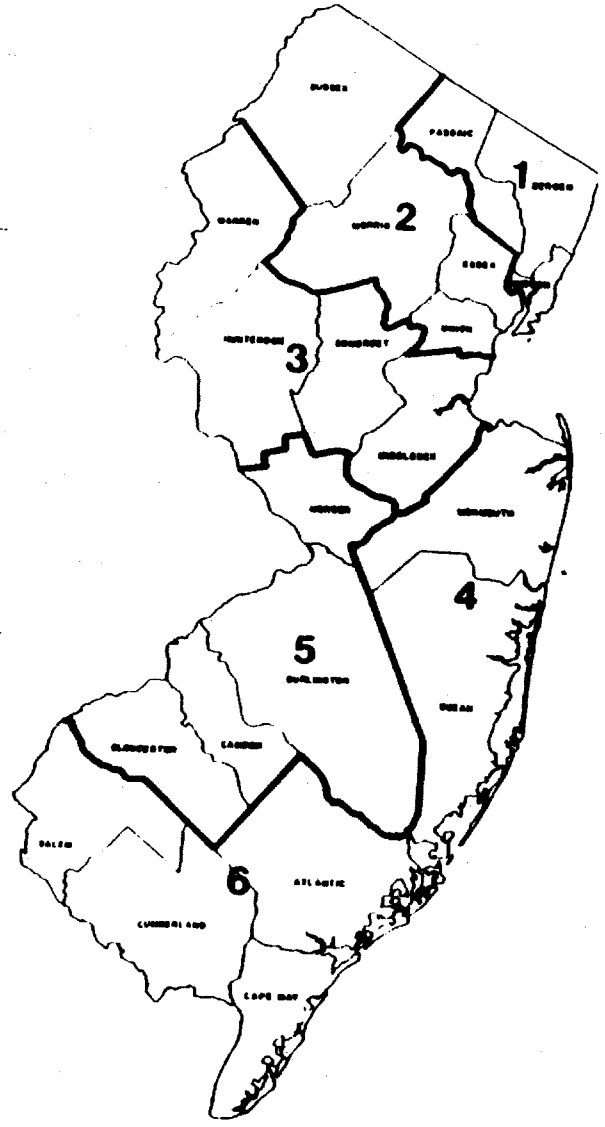
Monmouth
Ocean

Region 5 - Southwest

Burlington
Camden
Gloucester
Mercer

Region 6 - South-Southwest

Atlantic
Cape May
Cumberland
Salem



Source: RUTGERS UNIVERSITY Center for Urban Policy Research, Winter, 1983

Cities are not expected to share in that pool. Instead, *the excess* of deficient units over the regional percentage of deficiencies *is redistributed* to all municipalities with any growth area in the region. The exact procedure for redistribution is covered under Distribution of Low- and Moderate-Income Housing Need.

REALLOCATED PRESENT NEED BY REGION

Northeast	17,676
Northwest	8,829
West Central	1,631
East Central	750
Southwest	4,060
South-Southwest	1,465
STATE TOTAL	34,411

PRESENT NEED

Present need is the sum of indigenous and reallocated present need in a municipality. It represents individual municipal housing responsibility reflective of its own housing inadequacy/deficiency (except where it is regionally excessive) and regional responsibilities in terms of its share of the pool of housing replacement/repair that must be undertaken by growth area communities due to excess deterioration in the region.

PRESENT NEED BY REGION

Northeast	51,903
Northwest	31,723
West Central	9,117
East Central	5,442
Southwest	13,268
South-Southwest	8,092
STATE TOTAL	119,545

PROSPECTIVE NEED

Prospective need is the share of the total projected population that will qualify for low- and moderate-income housing. It is obtained by projecting the population by age cohort from 1987 to 1993 through the following steps:

(1) A 1987 base is established by bounding it at one end by the age cohort distributions of the *1984 Population Estimates for New Jersey*[16] from the New Jersey Department of Labor.* The other end is bounded by the distribution of the projected population for 1990 by age cohort under the New Jersey Department of Labor's Historical Migration Model.[18] These two population distributions by each age cohort are added together and divided by two to obtain the age distribution of the base population for the mid-period 1987.

(2) A July 1, 1993 projection-year end is also arrayed by age distribution. This is done in the following way:

(a) 1990 and 1995 age distributions for the New Jersey Department of Labor's Historical Migration Model are distributed by their respective eight age cohorts and three-fifths of the distance between 1990 and 1995 is used for each age cohort for 1993. The age cohorts are as follows:

AGE COHORT
Less than 25 years
25-29 years
30-34 years
35-44 years
45-54 years
55-64 years
65-74 years
75 years and over

(3) Both the population age cohorts for the base year (1987) and the projection-end year (1993) are multiplied by 1980 New Jersey county-specific headship rates by age cohort.[19] Two distributions of total households emerge.

(4) Total households for each period are converted to low- and moderate-income households by carrying forward the income characteristics of all households in 1980 to 1987 and 1993 by age cohort. Low- and moderate-income households are sorted by applying the Section 8 household size/income qualification criteria that were used in 1980 to a different number of households that exist in each cohort in 1987 and 1993. Thus, to the degree that age cohorts are differently composed and growing differently, the low- and moderate-income population will also change as it ages into the future.

*These are available by county from the New Jersey Department of Health.[17]

(5) Low- and moderate income households for 1987 are subtracted from low- and moderate income households in 1993 to obtain the change in low- and moderate-income households from 1987 to 1993. This is done for eight age cohorts specific to each of 21 counties. The result is prospective low- and moderate-income housing need.

PROSPECTIVE NEED BY REGION	
Northeast	5,589
Northwest	9,759
West Central	13,661
East Central	23,752
Southwest	18,179
South-Southwest	9,561
STATE TOTAL	80,421

DISTRIBUTION OF LOW- AND MODERATE-INCOME HOUSING NEED

Low- and moderate-income housing need is distributed to each community using the economic and land-use factors listed below. These factors in the first two cases represent measures of *responsibility*, i.e., the labor force drawn to the municipality needing housing. In the second two cases, they represent measures of *capacity*, i.e., the physical and fiscal capacity to absorb and provide for such housing.[20] The first three factors are used to distribute excess *present* need (reallocated present need); the full four factors are used to distribute prospective need. The first three factors are identical for present and prospective need. All factors operate individually, are equally weighted, and involve only those municipalities in the growth area of the region.

(1) Covered employment growth within a municipality over the period 1977-84, as a percentage of regional covered employment growth for the same period (this is the most stable period to measure change in employment)[21]

(2) Covered employment in a municipality as a percentage of regional covered employment (1984)

(3) Municipal area in the growth area as a percentage of growth area in the region as included on the official State Department Guide Plan (SDGP).[22] Pinelands and Coastal Zone areas are added to the SDGP Growth Area according to the following designations:[23]

(a) Pinelands — All areas in Regional Growth Areas and Pinelands Towns.

(b) Coastal Zone — All areas in Development Regions and Extension Regions, the latter including Central Corridor Barrier Islands

(4) Municipal 1983/1984 aggregate per capita income as a percentage of 1983/1984 regional aggregate per capita income*[24]

Neither prospective need nor reallocated present need are directed to Urban Aid municipalities which have the characteristics of older core areas to avoid reconcentrations of low- and moderate-income families in these fiscally/economically stressed locations.[25]

The criteria for determining the Urban Aid municipalities to be exempt from any housing need beyond indigenous need are summarized as follows.[26]

(a) Designated "Urban Aid" by the State for funding year 1986. In addition, they must meet *one* of the following:

(1) Level of existing low- and moderate-income housing deficiency, according to the six housing deficiency criteria, that exceeds average regional low- and moderate-income housing deficiency for the region in which the Urban Aid municipality is located

(2) Population density of greater than 10,000 persons per square mile or 14.1 per acre

(3) Population density of 6,000 to 10,000 persons per square mile or 9.4 to 14.1 per acre *plus* less than five per cent of vacant, non-farm, municipal land as measured by the average of the percentage of vacant land valuation and vacant land parcels of all local land valuation/parcels in the *1984 Statement of Financial Condition of Counties and Municipalities* (Trenton, NJ: New Jersey Department of Community Affairs, 1985).[27]

TOTAL NEED

Total need 1987 to 1993 is composed of indigenous need, reallocated present need, and prospective need. It is the total municipal need number before demand increases for demolitions and demand reductions for secondary sources of supply are introduced. In a very few cases, negative prospective need in a community, reflective of reduced housing demand due to employment loss, lessens present need demand and, as such, reduces total need.

*1983/1984 aggregate per capita income is obtained by multiplying 1983 per capita income by the *1984 Population Estimates* for the growth area municipality and all municipalities in the growth area of the region.

TOTAL NEED (PRESENT AND PROSPECTIVE) BY REGION

Northeast	**57,412**
Northwest	**41,482**
West Central	**22,778**
East Central	**29,194**
Southwest	**31,447**
South-Southwest	**17,653**
STATE TOTAL	**199,966**

SECONDARY SOURCES OF HOUSING SUPPLY/DEMAND

Background

Secondary sources of housing supply/demand reflect the adjustments of the housing market to the unevenness and spontaneity of primary supply/demand. As housing ages or as it falls prey to accident, natural disasters, or publicly/privately initiated changes in land use, it may become obsolete and be removed from the stock. The term for this selective pruning is *demolition*. Demolitions occur regularly and affect various markets differently. In strong markets, demolitions are low; in weaker markets, they are proportionally higher. In both situations, demolitions add to future housing demand.

As housing is added by private developers to the upper and middle price categories of the stock, a large share of consumers who already occupy housing within the market are attracted to this housing. When they occupy the new housing through purchase or rental agreements, they release housing within the local market that is inferior to the new housing that has been built. This causes housing to be available to a lower round of consumers, often at a reduced price. The process is termed *filtering*. Filtering reduces future demand as a greater proportion of formerly higher priced housing is now available at potentially lower prices. Filtering takes place in active housing markets, especially those receiving a significant influx of new housing.

In selected submarkets, a demand may exist for smaller units, and this need may not be responded to by normal market operations. The market adjusts to this need by creating additional smaller units from larger ones. This is termed *residential conversion* and most often occurs in housing stocks containing larger structures that can be adapted to smaller units yet not destroy or significantly alter the value of adjacent units in the process. The older, urban two- to four-family home is an ideal conversion unit. Four or six units may be created where only one half this number may have existed in this type of structure previously. Often these units are termed illegal conversions, not because they are not safe, sound housing, but rather because the enlarged structure no longer conforms to the unit restrictions of the zoning ordinance.

Another characteristic of the housing market is for deficient units to be upgraded privately. This also lessens housing demand as a deficient unit is replaced by a sound unit. This happens usually because a market exists for the renovated structure, usually at a higher occupancy cost than when the structure fell into disrepair. *Spontaneous rehabilitation*, as it is called, occurs in stronger, growing markets and affects only a small proportion of the low- and moderate-income housing stock.

Procedures

In the earlier-discussed allocation and reallocation procedures, only those municipalities in the growth area participated. *In the reductions or increases to housing need due to secondary supply and demand, all locations participate.* This is true because all municipalities have some type of need, and reductions apply to housing need no matter how the need is generated. Thus, when demand reductions due to filtering are calculated, the reduction for a particular location is based on the share of *all* multifamily units in the region.

For Urban Aid Cities, the demand reductions are taken before these areas send excess need to the reallocation pool; for all other locations, demand reductions are taken after this point. This is to prevent other less-dense, less-deteriorated, inner-ring cities from receiving a large share of reallocated need without an equivalent chance to participate in secondary demand reductions due to specific characteristics of their housing stock.

Demolitions

Demolitions are a secondary source of housing demand in that demand is created by households requiring housing because units are lost from the stock. Housing units are lost due to fire, structure abandonment, road improvements, community renewal, land-use change, and other reasons.[28] It is estimated that units lost from the low- and moderate-income stock (both reported and unreported demolitions) are on a par with those added to the stock due to conversion. For the *entire* housing stock, the ratio of demolitions to conversions may be even higher.[29] It is also true that the level of demolitions is falling in New Jersey. At the beginning of the decade, total reported demolitions for New Jersey municipalities were 4,000-5,000 per year; towards mid-decade the total is closer to 3,000 annually.[30]

In order to estimate the scale of demolitions, reported demolitions for each municipality for the years 1983 and 1984 are averaged and multiplied by six to obtain a six-year demolition estimate by municipality. These are representative years which catch the most recent aspects of the trend in demolitions.[31] Demolitions are adjusted for each municipality to the share of all demolitions that affect the low- and moderate-income housing sector by 150 percent of the subregional share of low- and moderate-income housing. This percentage share of all demolitions that affect low- and moderate-income families is capped at 95 percent. Total demolitions are thus tallied by individual community, and the share affecting low- and moderate-income housing is estimated by a multiple of the subregional low- and moderate-income housing deficiency percentage. This latter factor recognizes that demolitions take place at a much higher rate in the low- and moderate-income housing sector than for all housing locally. Demolitions at a statewide level are essentially offset by conversions for low- and moderate-income households. This latter relationship is covered more fully in a subsequent section.

DEMOLITION HOUSING NEED BY REGION

Northeast	4,037
Northwest	4,350
West Central	365
East Central	870
Southwest	1,753
South-Southwest	1,992
STATE TOTAL	13,367

Filtering

Filtering is a downward adjustment of housing which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sectors of the housing market.[32] During the course of normal market operations, middle- and upper-income households vacate existing housing for new, more desirable units, leaving their units vacant for households of lesser income. Filtering is predicated on the existence of housing surpluses which cause housing prices to drop because of the excess of housing supply over demand.

Filtering is measured using *The American (Annual) Housing Survey* over the nine-year period 1974-1983. *The American (Annual) Housing Survey* sponsored jointly by the U.S. Department of Housing and Urban Development and the U.S. Department of Commerce is particularly useful in that the same unit is measured at various intervals.[33] By specifying Section 8 income eligibility by household size for the years in question, two components of the household population can be specified: those households that meet the *Mount Laurel II* income requirements, and those households whose incomes are above the *Mount Laurel II* income requirements for each observation period.

Viewing the same housing units, it is found that the net filtering (units moving down minus units moving up) to the lower-income population in New Jersey is about 6.5 percent over the course of the observation period.[34] About 18.8 percent of the stock moves down, and 12.3 percent moves up. The figure used for six-year net filtering is 3.25 percent of the non-deteriorated, non-low- and moderate-income housing stock. The 3.25 percent figure is derived by multiplying the actual 4.32 percent six-year rate by 0.75. The latter accounts for those units which filtered down over the period and do not have the same range of affordability as those units that were continuously occupied by low- and moderate-income families. Further, by using the non-deteriorated portion of the housing stock, the units that are counted as moving downward are assumed to be of adequate housing quality. Thus, both affordability and housing condition are controlled for in the filtering estimate.

Through cross-tabulation analysis, and taking into account the dominance of single-family homes in New Jersey, filtering is found to be more active in those locations which have higher percentages of multifamily units, and much less active in locations where there are small percentages of multifamily units.[35] Even though filtering takes place to some degree in all locations, it is much more of an urban than suburban housing phenomenon.

Filtering for the period 1987 to 1993 is estimated by taking 3.25 percent of the 1987 non deteriorated, non low- and moderate-income housing stock by region and assigning this need reduction to communities within the region according to their share of multifamily housing units (two or more units) of the regions' total multifamily units. A community receives a filtering adjustment to the degree that it contains multifamily housing,* i.e., the most likely type of housing to filter down.

FILTERING HOUSING SUPPLY* BY REGION

Northeast	-	12,179
Northwest	-	12,661
West Central	-	7,121
East Central	-	6,114
Southwest	-	9,435
South-Southwest	-	3,494
STATE TOTAL	-	51,004

* Secondary supply sources shown as negative demand contributors

Residential Conversion

Conversion is the creation of dwelling units from already existing structures. Almost all conversion consists of additional dwelling units being created from other residential units, and very rarely from nonresidential units. This type, termed residential conversion, is a significant and recognized source of housing supply to low- and moderate-income families. According to the U S Department of Housing and Urban Development, as family size has decreased over the past two decades, residential conversion creating multiple smaller units from larger units has also increased.[36]

Converted units are measured through the *American (Annual) Housing Survey* and the *Decennial Census*. Conversions are the difference between the net change in total housing units (end minus beginning of period), minus the net of housing units constructed and demolitions lost over the period. Residential conversion is easily equivalent to 30 percent of all new units constructed, and orders of magnitude higher than the percentage of low- and moderate-income units actually constructed.[37] It is assumed that units made available through conversion will reduce indigenous need by 18 percent during the six-year projection period. Residential conversion is closely related and distributed to municipalities on the basis of their percentage of two- to four-family structures.[38] Residential conversions influence housing supply at the regional level according to an observed share of indigenous need. They are distributed to municipalities within regions according to the presence of structure types conducive to conversion, i.e., two- to four-family units.*

*1980 instead of 1987 is used as a base to tabulate the share of multifamily units as demolitions over the period 1980 1985 are not available by structure type It is possible to estimate total 1987 occupied housing units, but the distribution by structure type cannot be accurately determined without demolition information by structure type.

Residential conversions to low- and moderate-income housing in normal markets are often on a par with demolitions for this income sector. In stronger markets, conversions are more than demolitions; in weaker markets, less. A statewide control of demolitions pairs this variable in approximate magnitude with that of total demolitions.

RESIDENTIAL CONVERSION HOUSING SUPPLY BY REGION

Northeast	-	4,897
Northwest	-	3,221
West Central	-	945
East Central	-	482
Southwest	-	1,383
South-Southwest	-	1,174
STATE TOTAL	-	12,102

Spontaneous Rehabilitation

Spontantaneous rehabilitation is the unsolicited private market reduction of housing need by structure rehabilitation sufficient to render the unit free of deficiencies.[39] Via the *American (Annual) Housing Survey*, over five interim years between 1974 and 1980, spontaneous rehabilitation can be measured by using as a surrogate more than $200 spent on each of three of four categories of additions, alterations, replacements, or repairs during the course of a single year.[40] This spontaneous rehabilitation happens to about 1.1 percent of the deficient units occupied by low- and moderate-income households annually. For a six-year period, the figure is estimated to be 6.6 percent applied to indigenous need at the regional level.

The key factor associated with rehabilitation of deteriorated units is wealth of the area as interpreted through aggregate income. Reductions for spontaneous rehabilitation are given to each municipality according to the municipality's share of regional aggregate income.* Larger, less wealthy — and smaller, more affluent — communities will get some measure of a larger relative credit for potential rehabilitation because in the first case, there is more opportunity for rehabilitation to happen, and in the second, there is more money to support it.[41]

Spontaneous rehabilitation at this juncture should not be confused with rehabilitation as a meliorative housing strategy once final need is determined. Spontaneous rehabilitation is a reduction before final need is calculated due to the workings of the private market. Public, publicly assisted, or private rehabilitation as a housing strategy once need is determined is one of several means of response to that need and has nothing to do with the need reduction determined here.

*1983/1984 aggregate per capita income is used for this ratio.

SPONTANEOUS REHABILITATION HOUSING SUPPLY BY REGION

Northeast	- 1,839
Northwest	- 1,177
West Central	- 366
East Central	- 221
Southwest	- 499
South-Southwest	- 428
STATE TOTAL	- 4,530

(Includes ten units which would have made total need in a community negative. This accounting measure allows the reduction for this factor to be 4,520.)

PRE-CREDITED NEED

Pre-Credited Need is the municipality's estimated obligation under the *Mount Laurel* mandate for the period 1987 to 1993. Relative to other municipalities, and taking into account past growth, growth designation/share, and aggregate income, this is the need to which the municipality must address itself. Under Section 7 of the Fair Housing Act, municipalities may take credit for past provision of public or publicly assisted housing. Pre-Credited Need may be addressed via new construction or a level of rehabilitation to render the deteriorated units adequate. It is a need which, if it is less than 1,000, must be addressed within a six-year period; yet, if more than 1,000, may be spread out over a longer period as per subsequent phasing rules. Pre-Credited Need is solely the low- and moderate-income housing number and does not address the number of market units that might have to be built to support the development of the low- and moderate-income units locally.

PRE-CREDITED NEED BY REGION

Northeast	42,534
Northwest	28,773
West Central	14,720
East Central	23,247
Southwest	21,884
South-Southwest	14,549
STATE TOTAL	145,707

CAPPED NEED

Low- and moderate-income housing need in a community is capped at 20 percent of occupied housing units in 1987. Should density bonuses be applied and the community actively pursued by developers, under the provision of the 20-percent CAP no community will be required to double over the projection period. The small reduction in need that this capping procedure provides prevents the smaller communities in a region from experiencing significant change while complying with the state's low- and moderate-income housing mandate. Capped need is not a part of a municipality's pre-credited need estimate as this credit (if applicable) may be applied for during the municipal adjustment process.

CAPPED NEED BY REGION

Northeast	404
Northwest	24
West Central	34
East Central	153
Southwest	130
South-Southwest	676
STATE TOTAL	1,421

ATTACHMENT

1986 URBAN AID CITIES BY COUNTY THAT MEET THE CRITERIA SPECIFIED UNDER DISTRIBUTION OF NEED*

ATLANTIC

None

BERGEN

Lodi Borough
Garfield City

BURLINGTON

Pemberton Township

CAMDEN

Camden City

CAPE MAY

None

CUMBERLAND

Vineland City
Bridgeton City

ESSEX

Belleville Township
Bloomfield Township
East Orange City
Irvington Township
Montclair Township
Newark City
Orange Township

GLOUCESTER

None

HUDSON

Bayonne City
Hoboken City
Jersey City (City)
North Bergen Township
Union City (City)
Weehawken Township
West New York Town

HUNTERDON

None

MERCER

Trenton City

MIDDLESEX

Carteret Borough
New Brunswick City
Perth Amboy City

MONMOUTH

Asbury Park City
Keansburg Borough
Long Branch City
Neptune Township

MORRIS

None

OCEAN

Lakewood Township

PASSAIC

Passaic City
Paterson City

SALEM

None

SOMERSET

None

SUSSEX

None

UNION

Elizabeth City
Hillside Township
Plainfield City
Roselle Borough

WARREN

Phillipsburg Town

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*These cities do not receive either Reallocated Present Need or Prospective Need

NOTES

1. *Southern Burlington County NAACP v. The Township of Mount Laurel*, 67 N.J. 151, 336 A. 2d 713, Appeal Dismissed and Cert. Denied, 423 U.S. 808 (1975) (*Mount Laurel I*); *Southern Burlington County NAACP v. The Township of Mount Laurel*, 92 N.J. 158, 456 A.2d 390 (1983) (*Mount Laurel II*).

2. Fair Housing Act, Chapter 222 of the Laws of 1985; *Hills Development Corp. v. Township of Bernards*, Docket No. A.122-85 (N.J. Sup. Ct., February 20, 1986) (*Mount Laurel III*).

3. *Ibid.*

4. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample: New Jersey* (Washington, D.C.: U.S. Government Printing Office, 1982).

5. United States Housing Act of 1937 (42 U.S.C. 1401 et seq.), Section 3(b)(2).

6. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample: New Jersey.*

7. 42 U.S.C. 1401, Section 3(b)(2).

8. See, for example, U.S. Bureau of the Census, *Measuring the Quality of Housing: An Appraisal of Census Statistics and Methods* (Washington, D.C.: Government Printing Office, 1967); and U.S. Bureau of the Census, *A Preliminary Look at the Results of the Five City Survey* (Washington, D.C., July 9, 1975).

9. W. Patrick Beaton, "The Use of Combinatorial Indices in Housing Quality Specification." Paper presented to the October 1984 meeting of the ACSP Conference, New York. W. Patrick Beaton, "Quality Judgments, Quality Analysis, and Housing Policy Analysis" (unpublished paper). Beaton's data are derived from the probabilities of the *Five City Study* (see Note 8).

10. Robert W. Burchell et al., *Mount Laurel II: Challenge and Delivery of Low-Cost Housing* (New Brunswick, NJ: Center for Urban Policy Research, 1983), p. 112.

11. *Ibid.*, Chapter 2, Appendix I, p. 141; Beaton, "The Use of Combinatorial Indices in Housing Quality Specification."

12. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample: New Jersey.*

13. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing* (Washington, D.C.: U.S. Government Printing Office, 1982).

14. See *Countryside Properties, Inc. et al. v. Mayor and Council of the Borough of Ringwood and Planning Board of Ringwood et al.*, Law Division, Docket No. L-42095-81, July 24, 1984.

15. See, for example, New Jersey Department of Community Affairs, Division of State and Regional Planning, *A Revised Statewide Housing Allocation Report for New Jersey* (Trenton, NJ: Division of State and Regional Planning, 1978).

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18. State of New Jersey, Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, *Population Projections — New Jersey and Counties: 1990 to 2020* (Trenton, NJ: Division of Planning and Research, November 1985).

19. U.S. Department of Commerce, Bureau of the Census, *The 1980 Census of Population and Housing, Public Use Sample, New Jersey.*

20. For discussion of fair share allocation criteria, see New Jersey Department of Community Affairs, "Fair Housing Act Issue Papers" (Trenton, NJ: Division of Housing and Development, January 10, 1986); New Jersey Department of Community Affairs, *Mount Laurel II: Methods of Calculating Municipal Fair Share* (Trenton, NJ: Division of Housing and Development, undated); David Listokin, *Fair Share Housing Allocation* (New Brunswick, NJ: Center for Urban Policy Research, 1976); Mary Brooks, *Lower Income Housing: The Planner's Response* (Chicago: American Society of Planning Officials, 1972); and Robert W. Burchell et al., *Mount Laurel II: Challenge and Delivery of Low-Cost Housing*, Chapter 7.

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24. Bureau of Government Research, *New Jersey Legislative District Data Book — 1986* (New Brunswick, NJ: Bureau of Government Research, April 1986).

25. State of New Jersey, Department of Community Affairs, *A Revised Statewide Housing Allocation Report for New Jersey*; see also, Carla L. Lerman et al., "Fair Share Report — *Urban League of Greater New Brunswick v. Carteret et al.*"

26. Lerman et al., "Fair Share Report — *Urban League of Greater New Brunswick v. Carteret et al.*," p. 14.

27. State of New Jersey, Department of Community Affairs, Division of Local Government Services, *Forty-Seventh Annual Report of the Division of Local Government Services — 1984 — Statements of Financial Condition of Counties and Municipalities* (Trenton, NJ: Division of Local Government, 1985).

28. See Robert W. Burchell and David Listokin, *The Adaptive Reuse Handbook* (New Brunswick, NJ: Center for Urban Policy Research, 1981), Chapter 1, "Property Abandonment in the United States."

29. Center for Urban Policy Research, analysis, *American (Annual) Housing Survey 1974-1983 — Metropolitan Areas of New Jersey* (see Note 33 for citation of *American (Annual) Housing Survey*).

30. State of New Jersey, Department of Labor, Division of Planning and Research, *Residential Building Permits* (series — annual and monthly).

31. *Ibid.*

32. See, for example, J.B. Lansing et al., "New Homes and Poor People — Study of Chains of Moves," *Geographical Analysis*, Vol. 6, No. 1 (1974), pp. 95-99; P.S. Kristof, "Federal Housing Policies — Subsidized Production, Filtration, and Objectives," *Land Economics*, Vol. 49, No. 2 (1983), pp. 163-174.

33. U.S. Department of Commerce, U.S. Bureau of the Census, *Current Housing Reports — Housing Characteristics for Selected Metropolitan Areas* (Washington, D.C.: U.S. Government Printing Office), series.

34. Center for Urban Policy Research, analysis of *American (Annual) Housing Survey — 1974-1983 — Metropolitan Areas of New Jersey* (see Note 33).

35. *Ibid.*

36. U.S. Department of Housing and Urban Development, "Additions to the Housing Supply by Means Other Than New Construction" (December 1982). Paper prepared by the Division of Housing and Demographic Analysis, Office of Policy Development and Research.

37. *Ibid.*

38. See Note 29.

39. U.S. Department of Housing and Urban Development, "Additions to the Housing Supply by Means Other Than New Construction."

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APPENDIX B

Exhibit 1 - Base Data, Municipal Determination of Pre-Credited Need

Exhibit 2 - Base Data by Housing Region

MUNICIPAL DETERMINATION OF PRE-CREDITED NEED

(EXHIBIT 1 — BASE DATA)

1 May 1986

EXHIBIT 1
NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
BASE DATA FOR MUNICIPAL LOW & MODERATE INCOME
HOUSING NEED CALCULATION
01 MAY 86

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
EXAMPLE												
	JOHNSONVILLE	323	144	984	8922	3 464	1 940	2 244	3 575	2 549	2 806	23 3
ATLANTIC												
	ABSECON CITY	3428	54	4209	2392	1 413	995	2 438	636	1 615	1 370	43 2
	ATLANTIC CITY CITY	3428	1501	4209	17729	2 934	38 916	8 441	88 007	16 764	24 075	43 2
	BRIGANTINE CITY	3428	103	4209	4639	1 584	517	3 114	254	1 138	1 240	43 2
	BUENA BORO	3428	58	4209	1275	201	1 028	940	801	123	143	43 2
	BUENA VISTA TWP	3428	188	4209	2050							43 2
	CORBIN CITY CITY	3428	8	4209	116							43 2
	EGG HARBOR TWP	3428	344	4209	7686	1 577	4 864	5 886	6 893	6 109	6 305	43 2
	EGG HARBOR CITY CITY	3428	117	4209	1640	790	832	1 312	743	911	498	43 2
	ESTELL MANOR CITY	3428	39	4209	314							43 2
	FOLSOM BORO	3428	34	4209	563							43 2
	GALLOWAY TWP	3428	237	4209	6604	2 699	1 568	4 380	203	2 883	2 213	43 2
	HAMILTON TWP	3428	243	4209	4367	3 528	1 368	3 209	784	2 702	2 222	43 2
	HAMMONTON TOWN	3428	215	4209	4169	2 797	4 454	3 448	2 213	3 567	3 228	43 2
	LINWOOD CITY	3428	33	4209	2030	942	1 424	2 421	537	1 595	1 331	43 2
	LONGPORT BORO	3428	12	4209	593	074	118	509	077	234	194	43 2
	MARGATE CITY CITY	3428	98	4209	3839	347	836	4 419	370	1 867	1 493	43 2
	MULLICA TWP	3428	247	4209	1662							43 2
	NORTHFIELD CITY	3428	58	4209	2552	887	1 860	2 618	2 503	1 781	1 982	43 2
	PLEASANTVILLE CITY	3428	288	4209	5429	1 437	3 631	3 183	1 749	2 750	2 500	43 2
	PORT REPUBLIC CITY	3428	25	4209	310							43 2
	SOMERS POINT CITY	3428	107	4209	4374	792	2 312	3 155	1 565	2 086	1 956	43 2
	VENTNOR CITY CITY	3428	148	4209	5140	520	1 107	4 403	619	2 010	1 662	43 2
	WEYMOUTH TWP	3428	56	4209	441							43 2
BERGEN												
	ALLENDALE BORO	345	11	701	1822	994	315	798	1 328	702	858	17 1
	ALPINE BORO	511	15	1190	601	2 201	047	399	505	882	535	23 1
	BERGENFIELD BORO	511	302	1190	9014	1 065	944	1 994	768	1 335	1 193	23 1
	BOGOTA BORO	1246	97	1900	2880	249	233	647	465	378	398	37 2
	CARLSTADT BORO	1374	115	1787	2421	1 264	3 445	437	2 992	1 715	2 035	39 1
	CLIFFSIDE PARK BORO	1543	440	2157	9221	355	404	1 915	244	891	730	37 8
	CLOSTER BORO	511	53	1190	2791	1 125	420	807	148	784	625	23 1
	CRESSKILL BORO	511	34	1190	2597	710	384	758	019	611	463	23 1
	DEMAREST BORO	511	8	1190	1577	746	056	650	048	484	375	23 1
	DUMONT BORO	511	154	1190	6296	639	273	1 414	027	775	575	23 1
	EAST RUTHERFORD BORO	1374	187	1787	3354	1 059	2 054	527	021	1 213	915	39 1
	EDGEWATER BORO	1543	125	2157	2244	249	571	496	432	438	437	37 8
	ELMWOOD PARK BORO	821	241	2334	6984	888	1 373	1 294	371	1 185	796	35 6
	EMERSON BORO	511	90	1190	2256	781	499	887	1 421	849	842	23 1
	ENGLEWOOD CITY	1246	514	1900	8824	1 740	2 587	2 188	1 518	2 171	2 008	37 2
	ENGLEWOOD CLIFFS BORO	511	19	1190	1865	639	2 050	723	209	1 137	905	23 1
	FAIR LAWN BORO	821	149	2334	11891	882	2 288	2 848	1 298	1 342	2 070	35 6
	FAIRVIEW BORO	1543	304	2157	4755	320	631	703	232	891	389	37 8
	FORT LEE BORO	1	611	2157	15462	888	2 216	3 944	1 126	2 349	3 543	37 8

EXHIBIT 1
NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
BASE DATA FOR MUNICIPAL LOW & MODERATE INCOME
HOUSING NEED CALCULATION
01 MAY 86

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
	FRANKLIN LAKES BORO	345	22	701	3006	3 479	801	1 506	1 564	1 929	1 838	17 1
	GARFIELD CITY	821	876	2334	11060							35 6
	GLEN ROCK BORO	345	22	701	3772	994	600	1 253	1 108	949	989	17 1
	HACKENSACK CITY	1246	991	1900	16345	1 420	6 230	3 018	3 008	3 556	3 419	37 2
	HARRINGTON PARK BORO	511	16	1190	1429	724	093	500	430	439	437	23 1
	HASBROUCK HEIGHTS BORO	1374	97	1787	4501	533	667	1 023	1 746	741	992	39 1
	HAWORTH BORO	511	2	1190	1127	699	082	383	258	388	355	23 1
	HILLSDALE BORO	511	67	1190	3302	1 030	378	1 005	513	804	756	23 1
	HO-HO-KUS BORO	345	7	701	1405	639	105	579	061	441	346	17 1
	LEONIA BORO	1543	67	2157	3386	533	183	844	315	520	311	37 8
	LITTLE FERRY BORO	1374	180	1787	5098	533	550	757	279	613	390	39 1
	LODI BORO	821	515	2334	9500							35 6
	LYNDHURST TWP	1374	315	1787	7738	848	1 837	1 471	2 299	1 318	1 553	39 1
	MAHWAH TWP	345	113	701	5221	2 975	1 177	1 352	8 807	1 835	1 776	17 1
	MAYWOOD BORO	821	81	2334	3842	462	693	798	155	650	675	35 6
	MIDLAND PARK BORO	345	70	701	2612	600	588	604	880	597	668	17 1
	MONTVALE BORO	511	33	1190	2519	1 420	1 441	798	3 562	1 220	1 809	23 1
	MOONACHIE BORO	1374	38	1787	1045	568	1 529	181	1 252	759	882	39 1
	NEW MILFORD BORO	821	107	2334	6334	781	370	1 360	225	804	653	35 6
	NORTH ARLINGTON BORO	1374	184	1787	6551	501	458	1 287	295	742	683	39 1
	NORTHVALE BORO	511	36	1190	1572	462	878	382	2 725	574	1 112	23 1
	NORWOOD BORO	511	38	1190	1441	1 030	377	442	349	616	375	23 1
	OAKLAND BORO	345	80	701	3987	2 127	858	1 172	2 096	1 286	1 563	17 1
	OLD TAPPAN BORO	511	13	1190	1368	1 101	248	438	1 244	595	758	23 1
	ORADELL BORO	821	25	2334	2817	908	585	980	789	823	810	35 6
	PALISADES PARK BORO	1543	294	2157	5799	482	717	1 077	348	752	651	37 8
	PARAMUS BORO	821	97	2334	7923	3 674	8 930	2 314	13 562	4 306	6 520	35 6
	PARK RIDGE BORO	511	72	1190	2947	918	501	798	889	738	776	23 1
	RAMSEY BORO	345	57	701	4501	2 095	1 089	1 320	2 932	1 501	1 859	17 1
	RIDGEFIELD BORO	1543	131	2157	4015	923	1 091	811	1 614	942	903	37 8
	RIDGEFIELD PARK VILLAGE	1543	184	2157	5034	710	425	1 005	618	713	590	37 8
	RIDGEWOOD VILLAGE	345	150	701	8671	2 095	1 578	3 328	3 081	2 334	2 515	17 1
	RIVER EDGE BORO	821	68	2334	4180	675	377	1 086	621	706	685	35 6
	RIVER VALE TWP	511	39	1190	3070	1 491	155	1 057	448	901	787	23 1
	ROCHELLE PARK TWP	821	38	2334	2085	391	719	431	1 521	514	765	35 6
	ROCKLEIGH BORO	511	1	1190	59	355	562	018	353	312	322	23 1
	RUTHERFORD BORO	1374	257	1787	7080	843	1 618	1 602	4 889	1 354	2 238	39 1
	SADDLE BROOK TWP	821	137	2334	4961	959	2 318	1 083	084	1 453	1 111	35 6
	SADDLE RIVER BORO	345	12	701	1032	1 811	062	576	111	916	584	17 1
	SOUTH HACKENSACK TWP	1374	46	1787	784	178	998	191	026	442	325	39 1
	TEANECK TWP	1246	298	1900	13256	2 095	1 802	3 595	244	2 497	1 812	37 2
	TENAFLY BORO	511	88	1190	4917	1 562	954	1 807	1 176	1 308	1 275	23 1
	TETERBORO BORO	1374	0	1787	10	426	1 998	002	6 359	808	2 198	39 1
	UPPER SADDLE RIVER BORO	345	38	701	2401	1 811	609	1 155	1 733	1 192	1 327	17 1
	WALDWICK BORO	345	70	701	3398	852	378	923	474	778	851	17 1
	WALLINGTON BORO	1374	300	1787	4687	355	545	734	287	545	475	39 1
	WASHINGTON TWP	511	26	1190	3266	1 019	086	932	002	679	509	23 1

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
	WESTWOOD BORO	511	114	1190	4070	852	1 013	939	1 104	935	977	23 1
	WOODCLIFF LAKE BORO	511	9	1190	1708	1 731	379	724	1 508	911	946	23 1
	WOOD-RIDGE BORO	1374	48	1767	2877	391	437	668	- 728	498	492	39 1
	WYCKOFF TWP	345	49	701	5040	2 379	677	1 834	1 323	1 630	1 551	13 1
BURLINGTON												
	BASS RIVER TWP	832	45	1975	543							46 2
	BEVERLY CITY	716	60	1327	1055	084	262	196	587	181	282	36 4
	BORDENTOWN CITY	716	102	1327	1839	147	296	387	- 089	277	185	36 4
	BORDENTOWN TWP	716	55	1327	2689	985	821	630	1 369	812	951	36 4
	BURLINGTON CITY	716	197	1327	4019	538	1 028	761	- 501	776	457	36 4
	BURLINGTON TWP	716	179	1327	4112	2 221	2 095	902	4 774	1 739	2 483	36 4
	CHESTERFIELD TWP	832	29	1975	832	281	088	307	406	226	271	46 2
	CINNAMINSON TWP	716	85	1327	4889	1 184	1 541	1 634	2 082	1 453	1 610	36 4
	DELANCO TWP	716	25	1327	1361	338	292	270	071	300	243	36 4
	DELRAN TWP	716	128	1327	5050	1 081	885	1 283	2 008	1 076	1 309	36 4
	EASTAMPTON TWP	832	40	1975	1578	594	033	361	060	329	282	46 2
	EDGEWATER PARK TWP	716	88	1327	3578	447	257	829	- 474	511	265	36 4
	EVESHAM TWP	323	82	984	11379	2 125	1 934	2 448	4 882	2 169	2 847	23 3
	FIELDSBORO BORO	716	8	1327	194	047	025	041	- 195	038	- 020	36 4
	FLORENCE TWP	716	127	1327	3723	1 509	501	731	1 454	914	1 049	36 4
	HAINESPORT TWP	832	57	1975	1246	1 029	294	243	- 077	522	372	46 2
	LUMBERTON TWP	832	87	1975	2139	739	199	442	- 051	480	332	46 2
	MANSFIELD TWP	832	52	1975	1130	1 134	193	234	367	520	482	46 2
	MAPLE SHADE TWP	323	199	984	9024	582	1 268	1 727	2 018	1 192	1 398	23 3
	MEDFORD TWP	323	125	984	7084	2 022	1 228	2 053	2 906	1 748	2 052	23 3
	MEDFORD LAKES BORO	323	48	984	1578	178	028	526	005	243	184	23 3
	MOORESTOWN TWP	323	63	984	5998	2 374	4 685	2 039	5 320	3 033	3 804	23 3
	MOUNT HOLLY TWP	832	212	1975	3910	455	1 857	847	1 004	1 057	1 044	46 2
	MOUNT LAUREL TWP	323	144	984	8922	3 464	1 940	2 244	3 575	2.549	2 806	23 3
	NEW HANOVER TWP	832	73	1975	1183							46 2
	NORTH HANOVER TWP	832	138	1975	3205							46 2
	PALMYRA BORO	716	80	1327	3295	300	374	832	384	435	422	36 4
	PEMBERTON BORO	832	23	1975	468							46 2
	PEMBERTON TWP	832	708	1975	10363							46 2
	RIVERSIDE TWP	716	142	1327	3060	241	651	579	- 909	490	140	36 4
	RIVERTON BORO	716	49	1327	1147	109	282	312	- 312	228	093	36 4
	SHAMONG TWP	832	67	1975	1584	298	064	394	016	252	193	46 2
	SOUTHAMPTON TWP	832	84	1975	3942	219	381	786	291	462	419	46 2
	SPRINGFIELD TWP	832	61	1975	1001	530	070	221	138	274	240	46 2
	TABERNACLE TWP	832	99	1975	2132	613	079	517	282	403	368	46 2
	WASHINGTON TWP	832	45	1975	300							46 2
	WESTAMPTON TWP	832	35	1975	2911	1 726	204	377	- 213	769	523	46 2
	WILLINGBORO TWP	323	322	984	11538	1 188	1 150	3 193	- 415	1 844	1 279	23 3
	WOODLAND TWP	832	60	1975	408							46 2
	WRIGHTSTOWN BORO	832	78	1975	1032							46 2

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW- MOD INCOME SUBREG PERCENT (11)
CAMDEN												
	AUDUBON BORO	506	46	1072	3724	231	495	761	- 237	496	313	42 3
	AUDUBON PARK BORO	506	18	1072	509	023	003	087	- 025	038	022	42 3
	BARRINGTON BORO	506	131	1072	2826	249	466	603	-1 279	439	010	42 3
	BELLMAWR BORO	506	174	1072	4626	468	918	975	763	787	791	42 3
	BERLIN BORO	716	55	1553	1930	557	921	507	2 331	662	1 079	38 5
	BERLIN TWP	716	57	1553	1785	511	338	391	- 233	413	291	38 5
	BROOKLAWN BORO	506	15	1072	800	077	178	149	232	134	159	42 3
	CAMDEN CITY	3730	3288	3594	27693							63 2
	CHERRY HILL TWP	445	349	671	25222	3 781	12 998	8 014	21 297	8 130	11 422	30 1
	CHESILHURST BORO	716	26	1553	485	269	309	098	001	125	094	38 5
	CLEMENTON BORO	716	81	1553	2282	299	473	420	469	397	414	38 5
	COLLINGSWOOD BORO	445	205	671	6685	291	691	1 328	619	770	732	30 1
	GIBBSBORO BORO	716	22	1553	785	338	431	187	1 058	318	523	38 5
	GLOUCESTER TWP	716	325	1553	17476	3 819	1 427	3 894	1 032	2 980	2 493	38 5
	GLOUCESTER CITY CITY	506	209	1072	4831	363	444	821	- 796	542	208	42 3
	HADDON TWP	445	98	671	6455	421	825	1 514	068	920	727	30 1
	HADDONFIELD BORO	506	44	1072	4634	435	1 548	1 638	2 781	1 307	1 530	42 3
	HADDON HEIGHTS BORO	506	79	1072	3184	247	357	776	069	460	362	42 3
	HI-NELLA BORO	716	20	1553	501	036	018	089	- 059	048	021	38 5
	LAUREL SPRINGS BORO	716	31	1553	801	070	162	186	103	140	130	38 5
	LAWNSIDE BORO	506	76	1072	1070	224	313	219	- 156	252	150	42 3
	LINDENWOLD BORO	716	235	1553	8107	997	550	1 472	774	973	849	38 5
	MAGNOLIA BORO	506	39	1072	1705	153	216	383	214	241	224	42 3
	MERCHANTVILLE BORO	3730	40	3594	1623	095	232	370	- 187	232	128	63 2
	MOUNT EPHRAIM BORO	506	41	1072	1931	141	271	362	537	258	228	42 3
	OAKLYN BORO	506	38	1072	1841	099	206	359	083	227	187	42 3
	PENNSAUKEN TWP	3730	265	3594	12207	1 651	6 437	2 732	2 803	3 607	3 356	63 2
	PINE HILL BORO	716	134	1553	3834	621	082	691	040	451	349	38 5
	PINE VALLEY BORO	716	0	1553	11	147	020	008	023	058	050	38 5
	RUNNEMEDE BORO	506	93	1072	3409	313	449	661	234	474	414	42 3
	SOMERDALE BORO	506	68	1072	2093	213	580	440	2 113	411	536	42 3
	STRATFORD BORO	716	63	1553	2680	249	694	621	856	521	505	38 5
	TAVISTOCK BORO	506	0	1072	4	042	043	001	100	029	047	42 3
	VOORHEES TWP	716	80	1553	9201	1 816	2 119	2 011	2 819	1 982	2 191	38 5
	WATERFORD TWP	716	75	1553	3114	744	402	626	118	591	473	38 5
	WINSLOW TWP	716	348	1553	8232	3 395	768	1 584	- 582	1 916	1 231	38 5
	WOODLYNNE BORO	445	25	671	970	034	020	163	- 014	072	061	30 1
CAPE MAY												
	AVALON BORO	2377	38	3357	1287	1 244	785	868	520	966	954	4 9
	CAPE MAY CITY	2377	72	3357	2072	829	1 736	1 393	1 533	1 252	1 322	4 9
	CAPE MAY POINT BORO	2377	10	3357	172	074	007	082	020	044	048	4 9
	[illegible]	2377	161	3357	1349	10 047	372	1 063	482	3 827	2 991	4 9

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	LOWER TWP	2377	429	3357	6913	1 387	1 108	4 405	- 483	4 300	3 104	41 9
	MIDDLE TWP	2377	312	3357	4220	18 344	2 870	2 997	1 760	9 270	6 437	41 9
	NORTH WILDWOOD CITY	2377	125	3357	2665	421	1 507	1 227	1 662	1 752	1 204	41 9
	OCEAN CITY CITY	2377	224	3357	7346	1 445	2 993	5 346	2 375	3 267	3 240	41 9
	SEA ISLE CITY CITY	2377	37	3357	1873	592	526	976	447	698	635	41 9
	STONE HARBOR BORO	2377	29	3357	925	307	537	454	208	433	377	41 9
	UPPER TWP	2377	158	3357	2729	1 254	1 039	2 173	705	3 488	2 797	41 9
	WEST CAPE MAY BORO	2377	40	3357	498	322	035	303	- 125	220	174	41 9
	WEST WILDWOOD BORO	2377	13	3357	145	099	030	089	068	093	072	41 9
	WILDWOOD CITY	2377	214	3357	2272	278	3 585	966	- 206	1 609	1 155	41 9
	WILDWOOD CREST BORO	2377	75	3357	1827	255	1 355	1 198	704	936	879	41 9
	WOODBINE BORO	2377	94	3357	562	1 579	208	387	483	725	444	41 9
CUMBERLAND												
	BRIDGETON CITY	2287	512	3442	7014							45 2
	COMMERCIAL TWP	2287	288	3442	1690							45 2
	DEERFIELD TWP	2287	58	3442	914	091	494	583	1 020	389	547	45 2
	DOWNE TWP	2287	116	3442	745							45 2
	FAIRFIELD TWP	2287	193	3442	1869	561	125	1 080	- 767	582	245	45 2
	GREENWICH TWP	2287	41	3442	347							45 2
	HOPEWELL TWP	2287	54	3442	1495	772	049	1 129	- 005	550	486	45 2
	LAWRENCE TWP	2287	102	3442	808							45 2
	MAURICE RIVER TWP	2287	182	3442	1288							45 2
	MILLVILLE CITY	2287	483	3442	9658	10 656	5 425	6 203	-3 228	7 761	5 014	45 2
	SHILOH BORO	2287	11	3442	220							45 2
	STOW CREEK TWP	2287	44	3442	492							45 2
	UPPER DEERFIELD TWP	2287	106	3442	2499	1 212	555	1 752	204	1 173	931	45 2
	VINELAND CITY	2287	1244	3442	18275							45 2
ESSEX												
	BELLEVILLE TWP	2045	614	2169	13798							38 5
	BLOOMFIELD TWP	2045	616	2169	18852							38 5
	CALDWELL TWP	208	84	469	3089	337	529	753	717	540	584	20 7
	CEDAR GROVE TWP	208	39	469	4179	1 264	850	1 126	251	1 080	873	20 7
	EAST ORANGE CITY	3016	2983	4656	28957							54 0
	ESSEX FELLS TWP	208	10	469	733	365	051	388	041	268	211	20 7
	FAIRFIELD TWP	208	50	469	2421	1 450	4 274	730	5 801	2 151	3 064	20 7
	GLEN RIDGE TWP	2045	30	2169	2564	389	198	908	007	476	359	38 5
	IRVINGTON TOWN	2317	2006	2300	24881							47 9
	LIVINGSTON TWP	208	71	469	8916	3 932	3 846	3 593	4 418	3 790	3 947	20 7
	MAPLEWOOD TWP	2317	172	2300	8188	1 123	1 384	2 390	- 370	1 626	1 127	47 9
	MILLBURN TWP	208	62	469	7115	2 809	2 320	3 752	2 795	2 960	2 919	20 7
	MONTCLAIR TWP	2045	810	2169	14880							38 5
	NEWARK CITY	15735	18505	18505	107584							63 3
	NORTH CALDWELL TWP	208	9	469	1895	815	141	762	030	573	437	20 7

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	NUTLEY TWP	2045	300	2169	10886	955	2 545	2 528	- 051	2 022	1 504	38 5
	CITY OF ORANGE - TWP	3016	1292	4656	12457							54 0
	ROSELAND BORO	208	17	469	1927	983	1 478	851	4 399	991	1 843	20 7
	SOUTH ORANGE VILLAGE TWP	2317	122	2300	5245	758	1 301	2 096	874	1 385	1 257	47 9
	VERONA TWP	208	94	469	5484	786	640	1 821	663	1 016	928	20 7
	WEST CALDWELL TWP	208	33	469	3720	1 208	1 523	1 271	1 916	1 314	1 439	20 7
	WEST ORANGE TWP	3016	381	4656	14670	3 398	3 260	4 185	4 677	3 615	3 990	54 0
GLOUCESTER												
	CLAYTON BORO	2107	107	2622	2051	623	216	387	212	409	380	41 7
	DEPTFORD TWP	2107	378	2622	8226	2 749	1 700	1 785	2 599	2 078	2 208	41 7
	EAST GREENWICH TWP	2107	48	2622	1545	1 872	152	351	070	192	411	41 7
	ELK TWP	2107	79	2622	1172	906	096	231	419	411	413	41 7
	FRANKLIN TWP	2107	267	2622	4681							41 7
	GLASSBORO BORO	2107	250	2622	4950	1 092	1 132	902	2 142	1 042	1 317	41 7
	GREENWICH TWP	2107	43	2622	1865	1 476	526	449	995	811	892	41 7
	HARRISON TWP	2107	60	2622	1382	261	203	306	557	257	332	41 7
	LOGAN TWP	2107	52	2622	1327	3 662	436	275	912	1 458	1 321	41 7
	MANTUA TWP	2107	113	2622	3018	1 955	661	739	692	1 385	994	41 7
	MONROE TWP	2107	296	2622	7830	2 593	815	1 557	1 176	1 652	1 522	41 7
	NATIONAL PARK BORO	2107	53	2622	1134	156	033	207	063	132	116	41 7
	NEWFIELD BORO	2107	19	2622	539							41 7
	PAULSBORO BORO	2107	143	2622	2415	327	739	445	1 648	927	909	41 7
	PITMAN BORO	2107	71	2622	3566	353	919	770	600	681	760	41 7
	SOUTH HARRISON TWP	2107	30	2622	583							41 7
	SWEDESBORO BORO	2107	69	2622	772	120	170	146	383	212	255	41 7
	WASHINGTON TWP	2107	142	2622	11117	3 046	1 076	2 536	1 491	2 219	2 035	41 7
	WENONAH BORO	2107	14	2622	925	155	083	241	153	160	082	41 7
	WEST DEPTFORD TWP	2107	137	2622	7190	2 530	1 090	1 577	669	1 732	1 464	41 7
	WESTVILLE BORO	2107	40	2622	1907	199	685	345	618	406	459	41 7
	WOODBURY CITY	2107	152	2622	3949	333	1 956	851	1 744	1 047	1 221	41 7
	WOODBURY HEIGHTS BORO	2107	20	2622	1092	192	301	271	203	255	212	41 7
	WOOLWICH TWP	2107	39	2622	445	1 740	091	096	110	642	528	41 7
HUDSON												
	BAYONNE CITY	3970	1978	3450	28759							52 4
	EAST NEWARK BORO	3970	74	3450	675	036	278	103	114	139	226	52 4
	GUTTENBERG TOWN	15084	277	10252	7281	771	344	775	771	797	630	63 3
	HARRISON TOWN	3970	489	3450	6753	426	1 089	742	1 432	952	776	52 4
	HOBOKEN CITY	15084	3127	10252	16038							63 3
	JERSEY CITY CITY	14356	10785	10785	80987							63 3
	KEARNY TOWN	3970	725	3450	10212	2 817	3 110	2 296	10 66	2 741	509	52 4
	NORTH BERGEN TWP	15084	1223	10252	19891							63 3
	SECAUCUS TOWN	3970	184	3450	8298	1 331	5 445	1 749	15 808	2 703	5 987	52 4
	UNION CITY CITY	15084	3061	10252	20755							63 3

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	WEEHAWKEN TWP	15084	470	10252	5357							
	WEST NEW YORK TOWN	15084	1944	10252	15469							53 3
												51 3
HUNTERDON												
	ALEXANDRIA TWP	2548	69	3279	1042							
	BETHLEHEM TWP	2548	64	3279	949	221	054	382	181	146	164	43 8
	BLOOMSBURY BORO	2548	18	3279	294	101	178	100	038	125	174	43 8
	CALIFON BORO	2548	27	3279	338							43 8
	CLINTON TOWN	2548	21	3279	701	180	380	247	703	269	327	43 8
	CLINTON TWP	2548	79	3279	2797	2 972	440	1 030	456	1 480	1 224	43 8
	DELAWARE TWP	2548	78	3279	1324							43 8
	EAST AMWELL TWP	2548	84	3279	1293							43 8
	FLEMINGTON BORO	2548	84	3279	1839	242	1 433	510	1 701	728	972	43 8
	FRANKLIN TWP	2548	39	3279	831	046	094	297	098	146	134	43 8
	FRENCHTOWN BORO	2548	25	3279	551							43 8
	GLEN GARDNER BORO	2548	19	3279	409							43 8
	HAMPTON BORO	2548	28	3279	565							43 8
	HIGH BRIDGE BORO	2548	69	3279	1442	435	125	381	109	314	263	43 8
	HOLLAND TWP	2548	88	3279	1528							43 8
	KINGWOOD TWP	2548	95	3279	1008							43 8
	LAMBERTVILLE CITY	2548	105	3279	1592							43 8
	LEBANON BORO	2548	9	3279	385	270	108	092	038	156	126	43 8
	LEBANON TWP	2548	168	3279	1752							43 8
	MILFORD BORO	2548	25	3279	479							43 8
	RARITAN TWP	2548	92	3279	3812	2 550	1 879	1 248	2 632	1 925	2 227	43 8
	READINGTON TWP	2548	111	3279	3602	2 300	662	1 436	883	1 466	1 319	43 8
	STOCKTON BORO	2548	14	3279	247							43 8
	TEWKSBURY TWP	2548	71	3279	1458	075	129	1 012	451	405	417	43 8
	UNION TWP	2548	88	3279	1148							43 8
	WEST AMWELL TWP	2548	40	3279	745							43 8
MERCER												
	EAST WINDSOR TWP	481	212	1109	7923	2 090	2 223	2 227	3 701	2 180	2 560	30 3
	EWING TWP	481	291	1109	11866	2 368	3 888	3 351	- 531	3 201	2 268	30 3
	HAMILTON TWP	3411	749	3479	30368	5 269	5 051	7 381	-2 672	5 894	3 752	49 0
	HIGHTSTOWN BORO	481	97	1109	1629	192	909	443	- 251	515	223	30 3
	HOPEWELL BORO	481	28	1109	767							30 3
	HOPEWELL TWP	481	117	1109	3590	1 324	781	1 395	401	1 167	975	30 3
	LAWRENCE TWP	3411	161	3479	7944	3 081	5 180	2 328	6 075	3 523	4 161	49 0
	PENNINGTON BORO	481	15	1109	868							30 3
	PRINCETON BORO	481	86	1109	3068	275	4 521	1 332	6 121	2 043	3 062	30 3
	PRINCETON TWP	481	161	1109	4932	1 991	923	2 380	348	1 732	1 385	30 3
	TRENTON CITY	3411	2588	3479	30626							49 0
	WASHINGTON TWP	481	42	1109	1428	2 455	350	351	870	1 092	1 007	30 3
	WEST WINDSOR TWP	481	82	1109	3308	3 255	2 203	1 167	4 841	2 208	2 966	30 3

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MIDDLESEX												
	CARTERET BORO	2372	343	3200	6537							45 5
	CRANBURY TWP	491	23	1010	766	2 042	1 173	296	1 337	1 170	1 212	37 0
	DUNELLEN BORO	652	148	1557	2293	328	272	669	- 590	390	145	34 0
	EAST BRUNSWICK TWP	2177	176	2407	13448	3 910	5 468	5 071	9 324	4 816	5 943	42 9
	EDISON TWP	652	590	1557	30286	6 734	14 022	9 358	8 705	10 038	9 725	34 0
	HELMETTA BORO	491	17	1010	305	176	058	088	315	107	159	37 0
	HIGHLAND PARK BORO	2177	152	2407	9543	399	792	1 664	- 193	951	885	42 9
	JAMESBURG BORO	491	71	1010	1481	162	292	418	- 148	290	181	37 0
	METUCHEN BORO	652	101	1557	4655	604	1 660	1 862	042	1 375	1 042	34 0
	MIDDLESEX BORO	652	104	1557	4398	758	1 773	1 422	1 411	1 318	1 341	34 0
	MILLTOWN BORO	2177	40	2407	2453	392	778	823	038	651	973	42 9
	MONROE TWP	491	133	1010	9553	1 876	382	2 390	882	1 549	1 382	37 0
	NEW BRUNSWICK CITY	2177	1949	2407	14164							42 9
	NORTH BRUNSWICK TWP	2177	182	2407	9826	2 637	3 970	3 139	7 312	3 248	4 264	42 9
	OLD BRIDGE TWP	491	476	1010	19462	8 417	1 460	5 934	732	5 210	4 176	37 0
	PERTH AMBOY CITY	2372	1833	3200	12796							45 5
	PISCATAWAY TWP	652	483	1557	12507	4 182	8 015	4 571	11 391	5 579	7 032	34 0
	PLAINSBORO TWP	491	50	1010	8474	1 377	1 042	1 523	3 680	1 314	1 906	37 0
	SAYREVILLE BORO	2372	258	3200	11608	3 447	2 144	3 319	- 584	3 237	2 131	45 5
	SOUTH AMBOY CITY	2372	168	3200	2718	319	726	741	- 012	599	445	45 5
	SOUTH BRUNSWICK TWP	491	150	1010	9088	5 307	3 175	2 113	1 022	3 522	4 476	37 0
	SOUTH PLAINFIELD BORO	652	150	1557	6180	1 802	4 136	2 175	1 131	2 924	2 476	34 0
	SOUTH RIVER BORO	2177	308	2407	4770	515	532	1 410	634	853	39	42 9
	SPOTSWOOD BORO	491	91	1010	2507	472	436	888	060	599	464	37 0
	WOODBRIDGE TWP	2372	798	3200	30420	5 015	11 807	10 457	12 775	9 113	10 028	45 5
MONMOUTH												
	ABERDEEN TWP	1254	216	1516	6219	-1 157	1 985	2 473	181	1 872	1 443	31 5
	ALLENHURST BORO	1498	4	2315	337	064	288	160	- 042	111	111	42 1
	ALLENTOWN BORO	230	23	1079	690							27 1
	ASBURY PARK CITY	1498	765	2315	7262							42 1
	ATLANTIC HIGHLANDS BORO	1254	45	1516	1887	255	903	681	916	613	664	31 5
	AVON-BY-THE-SEA BORO	1498	26	2315	1024	085	394	334	097	221	229	42 1
	BELMAR BORO	1498	181	2315	3132	212	1 165	809	1 040	729	882	42 1
	BRADLEY BEACH BORO	1498	149	2315	2206	149	284	527	- 123	322	279	42 1
	BRIELLE BORO	1498	28	2315	1753	350	669	787	1 054	602	716	42 1
	COLTS NECK TWP	230	20	1079	2545	135	834	1 592	991	787	839	27 1
	DEAL BORO	1498	8	2315	883	255	231	508	- 058	231	224	42 1
	EATONTOWN BORO	871	105	1448	5332	1 232	4 683	1 659	5 127	2 525	3 175	41 2
	ENGLISHTOWN BORO	230	19	1079	470	121	769	092	346	329	332	27 1
	FAIR HAVEN BORO	871	30	1448	1971	329	242	1 000	850	524	448	41 2
	FARMINGDALE BORO	230	18	1079	531							27 1
	FREEHOLD BORO	230	185	1079	3715	403	3 014	1 145	1 301	1 521	1 466	27 1

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	FREEHOLD TWP	230	94	1079	7030	4 441	4 336	2 858	4 896	3 979	4 [illegible]	[illegible]
	HAZLET TWP	1254	138	1516	7175	1 789	1 842	2 855	2 471	1 362	2 280	[illegible]
	HIGHLANDS BORO	1254	94	1516	2378	136	468	752	434	452	448	31 5
	HOLMDEL TWP	1254	25	1516	3211	1 787	5 535	2 074	3 019	3 132	3 [illegible]	31 5
	HOWELL TWP	230	335	1079	11205	5 802	2 016	3 345	2 738	3 721	3 475	[illegible]
	INTERLAKEN BORO	1498	5	2315	396	081	010	199	303	096	[illegible]	42 3
	KEANSBURG BORO	1254	274	1516	3516							31 5
	KEYPORT BORO	1254	151	1516	3122	297	991	776	1 381	588	[illegible]	31 5
	LITTLE SILVER BORO	871	23	1448	1948	595	654	1 106	1 011	785	841	40 0
	LOCH ARBOUR VILLAGE	1498	3	2315	127	021	030	068	047	040	038	42 3
	LONG BRANCH CITY	871	816	1448	12508							40 0
	MANALAPAN TWP	230	155	1079	7638	3 079	1 257	3 273	1 193	2 536	2 201	[illegible]
	MANASQUAN BORO	1498	97	2315	2256	297	282	717	1 514	766	953	42 3
	MARLBORO TWP	230	78	1079	8377	4 749	1 906	3 431	4 475	3 369	3 645	[illegible]
	MATAWAN BORO	1254	85	1516	3183	480	1 415	1 235	1 122	1 243	1 283	31 5
	MIDDLETOWN TWP	1254	373	1516	23133	8 462	4 586	10 375	4 819	7 908	7 060	31 5
	MILLSTONE TWP	230	93	1079	1410							[illegible]
	MONMOUTH BEACH BORO	871	19	1448	1511	234	225	834	436	431	432	40 0
	NEPTUNE TWP	1498	559	2315	10704							42 3
	NEPTUNE CITY BORO	1498	66	2315	2267	191	1 027	681	694	633	701	42 3
	OCEAN TWP	1498	425	2315	9213	2 378	8 367	3 607	12 697	4 [illegible]	5 262	42 3
	OCEANPORT BORO	871	23	1448	2113	658	1 137	843	204	879	909	40 0
	RED BANK BORO	871	225	1448	5004	372	5 604	1 609	5 283	2 528	3 [illegible]	40 0
	ROOSEVELT BORO	230	13	1079	325							[illegible]
	RUMSON BORO	871	44	1448	2626	1 104	488	1 949	392	1 180	983	40 0
	SEA BRIGHT BORO	871	31	1448	1116	127	352	366	249	282	274	40 0
	SEA GIRT BORO	1498	5	2315	1056	223	372	554	197	283	336	42 3
	SHREWSBURY BORO	871	14	1448	1097	488	1 450	492	1 343	810	943	40 0
	SHREWSBURY TWP	871	27	1448	556	019	189	102	286	103	144	40 0
	SOUTH BELMAR BORO	1498	34	2315	583	042	105	171	204	106	130	42 3
	SPRING LAKE BORO	1498	37	2315	1575	276	548	752	719	526	574	42 3
	SPRING LAKE HEIGHTS BORO	1498	34	2315	2782	276	969	845	765	583	614	42 3
	TINTON FALLS BORO	871	70	1448	3296	1 295	2 279	1 159	4 999	1 564	2 423	40 0
	UNION BEACH BORO	1254	118	1516	2126	382	430	598	044	470	341	31 5
	UPPER FREEHOLD TWP	230	47	1079	1051							[illegible]
	WALL TWP	1498	191	2315	7350	3 688	2 898	2 598	4 309	3 061	3 [illegible]	42 3
	WEST LONG BRANCH BORO	871	23	1448	2538	601	1 793	1 058	1 477	1 150	1 232	40 0
MORRIS												
	BOONTON TOWN	280	177	798	3255	680	622	705	246	669	440	23 6
	BOONTON TWP	280	63	798	1242	1 049	253	406	144	589	141	23 6
	BUTLER BORO	418	84	1148	2672	553	323	600	598	492	220	29 4
	CHATHAM BORO	537	36	741	3315	660	810	1 081	463	784	704	24 1
	CHATHAM TWP	537	20	741	3556	1 244	247	1 794	351	362	809	24 1
	CHESTER BORO	769	13	1211	497							28 2
	CHESTER TWP	769	50	1211	1819							28 2

EXHIBIT 1
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COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW MOD INCOME SUBREG PERCENT (11)
	DENVILLE TWP	418	112	1148	4917	3 533	1 245	1 369	2 768	2 049	2 229	29 4
	DOVER TOWN	769	350	1211	5322	705	1 434	1 101	1 106	1 080	534	28 2
	EAST HANOVER TWP	280	50	798	2958	1 835	2 289	849	3 478	1 658	2 113	23 6
	FLORHAM PARK BORO	537	[illegible]	741	7039	2 106	2 584	1 081	5 429	1 924	2 800	24 1
	HANOVER TWP	280	40	798	3931	3 033	3 047	1 196	3 062	2 422	2 582	23 6
	HARDING TWP	537	[illegible]	741	1315	1 353	238	911	1 014	974	879	24 1
	JEFFERSON TWP	418	391	1148	5905	056	213	1 305	296	525	419	29 4
	KINNELON BORO	418	56	1148	2672	493	162	985	142	547	445	29 4
	LINCOLN PARK BORO	418	60	1148	3893	1 138	387	884	183	736	607	29 4
	MADISON BORO	537	108	741	5384	1 190	1 088	1 750	1 269	1 339	1 322	24 1
	MENDHAM BORO	537	23	741	1748							24 1
	MENDHAM TWP	537	33	741	1624	048	055	703	034	259	210	24 1
	MINE HILL TWP	769	30	1211	1211	829	032	277	087	379	306	28 2
	MONTVILLE TWP	280	98	798	4835	2 751	1 322	1 562	2 772	1 878	2 [illegible]	23 6
	MORRIS TWP	537	99	741	7245	3 039	1 471	2 584	587	2 065	1 822	24 1
	MORRIS PLAINS BORO	537	24	741	1831	730	1 959	626	3 963	1 [illegible]	1 [illegible]	24 1
	MORRISTOWN TOWN	537	349	741	7155	803	6 305	1 587	11 [illegible]	2 898	5 [illegible]	24 1
	MOUNTAIN LAKES BORO	280	9	798	1239	815	205	611	182	544	463	23 6
	MOUNT ARLINGTON BORO	769	37	1211	1452	190	031	352	009	131	145	28 2
	MOUNT OLIVE TWP	769	185	1211	6847	1 629	552	1 648	1 279	1 [illegible]	1 [illegible]	28 2
	NETCONG BORO	769	35	1211	1080	253	179	264	327	272	282	28 2
	PARSIPPANY-TROY HILLS TWP	280	360	798	18470	6 030	5 581	4 689	13 936	5 434	7 [illegible]	23 6
	PASSAIC TWP	537	35	741	2717	2 340	331	913	181	1 161	919	24 1
	PEQUANNOCK TWP	418	65	1148	4394	1 678	980	1 269	1 079	1 [illegible]	1 [illegible]	29 4
	RANDOLPH TWP	769	180	1211	6728	4 000	942	1 986	2 083	2 [illegible]	2 263	28 2
	RIVERDALE BORO	418	34	1148	877	525	285	207	128	319	288	29 4
	ROCKAWAY BORO	418	77	1148	2448	562	562	516	371	582	529	29 4
	ROCKAWAY TWP	418	191	1148	6775	2 896	1 714	1 825	4 413	2 [illegible]	2 [illegible]	29 4
	ROXBURY TWP	769	194	1211	6460	4 473	1 162	1 709	1 [illegible]	2 448	2 [illegible]	28 2
	VICTORY GARDENS BORO	769	32	1211	407	056	005	079	009	047	[illegible]	28 2
	WASHINGTON TWP	769	124	1211	4799	198	251	1 255	362	568	[illegible]	28 2
	WHARTON BORO	418	79	1148	1978	548	479	477	139	501	4 [illegible]	29 4
OCEAN												
	BARNEGAT TWP	859	122	2258	3156	3 541	297	864	613	1 667	[illegible]	[illegible]
	BARNEGAT LIGHT BORO	859	14	2258	405	149	161	113	142	141	141	[illegible]
	BAY HEAD BORO	730	9	2161	585	127	138	221	150	161	153	46 6
	BEACH HAVEN BORO	859	26	2258	942	212	558	267	037	346	263	[illegible]
	BEACHWOOD BORO	859	86	2258	2646	583	274	759	110	639	432	[illegible]
	BERKELEY TWP	859	259	2258	19928	5 573	922	2 853	738	3 116	2 521	[illegible]
	BRICK TWP	730	494	2161	24040	5 944	4 201	6 634	1 819	5 460	4 552	46 6
	DOVER TWP	730	537	2161	25834	8 838	11 897	7 969	10 933	9 568	9 909	46 6
	EAGLESWOOD TWP	859	28	2258	399							[illegible]
	HARVEY CEDARS BORO	859	[illegible]	2258	297	117	087	055	039	079	069	[illegible]
	ISLAND HEIGHTS BORO	730	19	2161	631	127	059	179	028	122	098	46 6
	JACKSON TWP	859	380	2258	8654	2 668	2 347	2 875	2 892	2 629	2 695	[illegible]

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	LACEY TWP	859	231	2258	7290	4 862	1 689	1 682	2 222	2 744	2 614	53 1
	LAKEHURST BORO	859	90	2258	905	200	495	256	749	317	425	53 1
	LAKEWOOD TWP	730	742	2161	15893							46 6
	LAVALLETTE BORO	730	25	2161	1122	138	444	300	1 184	294	512	46 6
	LITTLE EGG HARBOR TWP	859	193	2258	4153	2 207	148	1 017	304	1 123	918	53 1
	LONG BEACH TWP	859	58	2258	2487	913	356	587	268	619	531	53 1
	MANCHESTER TWP	859	158	2258	17100	5 572	771	3 808	751	3 384	2 726	53 1
	MANTOLOKING BORO	730	2	2161	204	093	099	151	271	114	154	46 6
	OCEAN TWP	859	63	2258	1621	3 041	210	441	163	1 231	882	53 1
	OCEAN GATE BORO	859	33	2258	810	106	024	140	029	090	077	53 1
	PINE BEACH BORO	859	8	2258	672	127	156	224	257	169	191	53 1
	PLUMSTED TWP	859	145	2258	1785							53 1
	POINT PLEASANT BORO	730	736	2161	7488	786	2 261	2 135	1 926	1 727	1 777	46 6
	POINT PLEASANT BEACH BORO	730	78	2161	2307	319	1 215	724	393	752	663	46 6
	SEASIDE HEIGHTS BORO	730	78	2161	1206	074	696	479	511	317	365	46 6
	SEASIDE PARK BORO	730	40	2161	852	127	416	285	481	270	322	46 6
	SHIP BOTTOM BORO	859	35	2258	690	151	459	322	411	271	306	53 1
	SOUTH TOMS RIVER BORO	859	81	2258	1058	258	148	305	134	236	211	53 1
	STAFFORD TWP	859	172	2258	5027	4 126	1 453	1 292	2 337	2 291	2 302	53 1
	SURF CITY BORO	859	32	2258	846	138	218	198	158	185	178	53 1
	TUCKERTON BORO	859	77	2258	1054	186	404	258	060	483	347	53 1
PASSAIC												
	BLOOMINGDALE BORO	1082	108	1922	2790	1 477	104	559	156	713	496	29 4
	CLIFTON CITY	4533	1070	4293	31372	3 976	7 596	5 845	10 285	5 806	6 926	51 6
	HALEDON BORO	1082	119	1922	2760	462	321	459	154	414	372	29 4
	HAWTHORNE BORO	1082	192	1922	7358	1 221	1 218	1 406	887	1 282	1 183	29 4
	LITTLE FALLS TWP	1082	90	1922	4438	994	1 240	1 054	849	1 096	1 034	29 4
	NORTH HALEDON BORO	1082	49	1922	2655	1 243	213	636	291	697	596	29 4
	PASSAIC CITY	4533	3224	4293	19928							51 6
	PATERSON CITY	7036	7023	7023	46629							63 3
	POMPTON LAKES BORO	1082	68	1922	3871	1 012	482	883	402	792	695	29 4
	PROSPECT PARK BORO	1082	127	1922	1991	160	057	327	266	181	069	29 4
	RINGWOOD BORO	1082	117	1922	4011							29 4
	TOTOWA BORO	1082	89	1922	3573	1 420	2 144	781	2 030	1 448	1 594	29 4
	WANAQUE BORO	1082	123	1922	3332	590	232	675	030	499	387	29 4
	WAYNE TWP	1082	239	1922	15901	8 836	6 286	4 324	8 487	6 482	6 983	29 4
	WEST MILFORD TWP	1082	466	1922	7822	087	455	1 675	910	739	782	29 4
	WEST PATERSON BORO	1082	135	1922	4241	1 047	564	848	022	819	609	29 4
SALEM												
	ALLOWAY TWP	2377	84	3357	971							41 8
	CARNEYS POINT TWP	2377	102	3357	3342	1 842	292	2 298	293	1 477	1 038	41 8
	ELMER BORO	2377	18	3357	611							41 8
	ELSINBORO TWP	2377	29	3357	555	056	048	414	122	172	159	41 8

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	LOWER ALLOWAYS CREEK TWP	2377	53	3357	815							41 8
	MANNINGTON TWP	2377	71	3357	808							41 8
	OLDMANS TWP	2377	31	3357	871	3 028	568	459	468	1 352	1 131	41 8
	PENNS GROVE BORO	2377	187	3357	2216	223	961	1 002	134	729	513	41 8
	PENNSVILLE TWP	2377	198	3357	5719	1 990	3 817	4 033	5 931	3 280	977	41 8
	PILESGROVE TWP	2377	67	3357	1071							41 8
	PITTSGROVE TWP	2377	120	3357	2607	197	224	1 727	537	716	603	41 8
	QUINTON TWP	2377	89	3357	1103							41 8
	SALEM CITY	2377	200	3357	2843	590	2 124	1 540	5 032	1 418	1 195	41 8
	UPPER PITTSGROVE TWP	2377	75	3357	1114							41 8
	WOODSTOWN BORO	2377	49	3357	1408							41 8
SOMERSET												
	BEDMINSTER TWP	655	37	834	3539	1 331	1 397	771	397	1 166	974	31 2
	BERNARDS TWP	655	42	834	5418	3 341	2 018	2 290	5 033	2 550	3 170	31 2
	BERNARDSVILLE BORO	655	54	834	2344	928	537	396	217	354	270	31 2
	BOUND BROOK BORO	655	201	834	3387	352	1 067	1 029	2 364	915	021	31 2
	BRANCHBURG TWP	222	34	1072	2741	2 219	684	1 129	1 349	1 344	1 245	32 3
	BRIDGEWATER TWP	655	160	834	8913	6 920	3 452	4 181	1 192	4 911	3 310	31 2
	FAR HILLS BORO	655	7	834	237	295	177	178	290	150	145	31 2
	FRANKLIN TWP	222	344	1072	12151	4 220	4 336	4 240	10 897	4 199	5 873	32 3
	GREEN BROOK TWP	655	32	834	1394	1 011	695	564	1 164	757	958	31 2
	HILLSBORO TWP	222	403	1072	9248	3 795	673	2 791	1 049	2 420	2 277	32 3
	MANVILLE BORO	222	183	1072	3787	549	471	1 113	2 283	711	037	32 3
	MILLSTONE BORO	222	2	1072	1162	053	014	073	436	047	015	32 3
	MONTGOMERY TWP	222	47	1072	2516	014	1 430	1 102	770	949	929	32 3
	NORTH PLAINFIELD BORO	655	208	834	7154	593	947	2 190	902	1 244	1 133	31 2
	PEAPACK AND GLADSTONE BORO	655	25	834	1784	439	257	325	429	241	363	31 2
	RARITAN BORO	222	122	1072	2210	439	1 817	619	2 009	958	1 221	32 3
	ROCKY HILL BORO	222	6	1072	258							32 3
	SOMERVILLE BORO	222	154	1072	4467	505	3 969	1 391	1 473	1 955	3 325	32 3
	SOUTH BOUND BROOK BORO	222	77	1072	1551	754	094	426	219	218	194	32 3
	WARREN TWP	655	92	834	3172	4 306	1 093	1 664	1 815	2 355	2 220	31 2
	WATCHUNG BORO	655	17	834	1753	1 318	1 249	1 063	362	1 210	917	31 2
SUSSEX												
	ANDOVER BORO	755	19	2315	301							33 8
	ANDOVER TWP	755	53	2315	1644	1 222	139	168	272	573	498	33 8
	BRANCHVILLE BORO	755	12	2315	372							33 8
	BYRAM TWP	755	111	2315	2603							33 8
	FRANKFORD TWP	755	122	2315	1712							33 8
	FRANKLIN BORO	755	87	2315	1632							33 8
	FREDON TWP	755	28	2315	830	444	027	184	021	221	161	33 8
	GREEN TWP	755	48	2315	878							33 8
	HAMBURG BORO	755	42	2315	833							33 8

EXHIBIT I
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HOUSING NEED CALCULATION
01 MAY 88

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW MOD INCOME SUBREG PERCENT (11)
	HAMPTON TWP	755	65	2315	1478	829	022	291	- 013	381	282	33 8
	HARDYSTON TWP	755	118	2315	1796							33 8
	HOPATCONG BORO	755	233	2315	5233							33 8
	LAFAYETTE TWP	755	50	2315	646							33 8
	MONTAGUE TWP	755	87	2315	919							33 8
	NEWTON TOWN	755	149	2315	3100	624	918	514	563	685	655	33 8
	OGDENSBURG BORO	755	47	2315	655							33 8
	SANDYSTON TWP	755	84	2315	633							33 8
	SPARTA TWP	755	132	2315	5245							33 8
	STANHOPE BORO	755	44	2315	1349							33 8
	STILLWATER TWP	755	100	2315	1507							33 8
	SUSSEX BORO	755	66	2315	922							33 8
	VERNON TWP	755	383	2315	6688							33 8
	WALPACK TWP	755	5	2315	57							33 8
	WANTAGE TWP	755	231	2315	2763							33 8
UNION												
	BERKELEY HEIGHTS TWP	1162	24	1549	3932	1 826	907	1 585	1 172	1 439	1 372	33 1
	CLARK TWP	795	45	925	5740	1 272	1 659	1 551	- 101	1 494	1 095	28 6
	CRANFORD TWP	795	121	925	8464	1 376	2 683	2 382	3 180	2 147	2 400	28 6
	ELIZABETH CITY	3019	4463	4463	40335							59 4
	FANWOOD BORO	1162	20	1549	2561	382	302	773	345	479	445	33 1
	GARWOOD BORO	795	53	925	1785	197	700	389	514	422	445	28 6
	HILLSIDE TWP	667	448	1947	7333							38 2
	KENILWORTH BORO	667	56	1947	2826	562	1 885	618	292	1 021	839	38 2
	LINDEN CITY	667	659	1947	15086	3 075	5 999	2 898	-1 985	3 991	2 497	38 2
	MOUNTAINSIDE BORO	795	9	925	2461	1 152	1 312	979	487	1 148	982	28 6
	NEW PROVIDENCE BORO	1162	44	1549	4342	983	2 551	1 470	2 779	1 668	1 946	33 1
	PLAINFIELD CITY	1162	1201	1549	15951							33 1
	RAHWAY CITY	795	419	925	10122	1 123	2 781	2 099	885	2 001	1 717	28 6
	ROSELLE BORO	667	338	1947	7863							38 2
	ROSELLE PARK BORO	667	141	1947	5141	389	525	1 082	158	657	532	38 2
	SCOTCH PLAINS TWP	1162	101	1549	7581	2 584	782	2 387	921	1 917	1 468	33 1
	SPRINGFIELD TWP	795	83	925	8307	1 480	2 378	1 573	1 919	1 804	1 833	28 6
	SUMMIT CITY	1162	159	1549	8445	1 885	2 780	3 302	2 440	2 582	2 547	33 1
	UNION TWP	667	307	1947	18707	2 528	6 817	4 380	113	4 568	3 454	38 2
	WESTFIELD TOWN	795	156	925	10714	1 826	1 525	3 845	989	2 398	2 046	28 6
	WINFIELD TWP	795	38	925	712	048	008	123	022	060	050	28 6
WARREN												
	ALLAMUCHY TWP	2548	29	3279	1393							43 8
	ALPHA BORO	2548	35	3279	993	374	47	250	- 015	257	189	43 8
	BELVIDERE TOWN	2548	32	3279	1007							43 8
	BLAIRSTOWN TWP	2548	119	3279	1792							43 8
	FRANKLIN TWP	2548	52	3279	813	038	091	230	- 035	120	081	43 8

EXHIBIT I
NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
BASE DATA FOR MUNICIPAL LOW & MODERATE INCOME
HOUSING NEED CALCULATION
01 MAY 88

COUNTY	NAME	SUBREG MULTI INDEX NEED (1)	MUNIC SINGLE INDEX NEED (2)	SUBREG SINGLE INDEX NEED (3)	1987 OCCUPIED HOUSING EST (4)	% REG GROWTH AREA (5)	% REG EMPLOY MENT (6)	% REG AGGREG INCOME (7)	% REG EMPLOY CHANGE (8)	PRES NEED REALLO FACTOR (9)	PROS NEED ALLOCA FACTOR (10)	LOW MOD INCOME SUBREG PERCENT (11)
	FRELINGHUYSEN TWP	2548	42	3279	574							43 8
	GREENWICH TWP	2548	36	3279	802	1 484	065	187	074	639	498	43 8
	HACKETTSTOWN TOWN	2548	134	3279	3273	659	1 590	824	1 427	1 124	1 200	43 8
	HARDWICK TWP	2548	51	3279	291							43 8
	HARMONY TWP	2548	77	3279	939	487	069	254	215	270	256	43 8
	HOPE TWP	2548	41	3279	588							43 8
	INDEPENDENCE TWP	2548	59	3279	1135	088	062	294	158	148	151	43 8
	KNOWLTON TWP	2548	67	3279	793	140	109	194	022	148	116	43 8
	LIBERTY TWP	2548	52	3279	894							43 8
	LOPATCONG TWP	2548	54	3279	1898	1 076	069	504	- 433	550	304	43 8
	MANSFIELD TWP	2548	113	3279	2444	135	133	566	- 020	278	204	43 8
	OXFORD TWP	2548	53	3279	804							43 8
	PAHAQUARRY TWP	2548	0	3279	13							43 8
	PHILLIPSBURG TOWN	2548	275	3279	6387							43 8
	POHATCONG TWP	2548	78	3279	1364	1 279	122	335	338	579	419	43 8
	WASHINGTON BORO	2548	117	3279	2675	411	392	586	- 304	465	273	43 8
	WASHINGTON TWP	2548	90	3279	1621	587	417	457	309	587	518	43 8
	WHITE TWP	2548	69	3279	1186							43 8

EXHIBIT 2 - BASE DATA BY HOUSING REGION

REGION	COLUMN A 1987 REGIONAL AVERAGE PERCENT DETERIORATION	COLUMN B REGIONAL POOL OF EXCESS DEFICIENT HOUSING UNITS	COLUMN C 1993 PROSPECTIVE NEED	COLUMN D 1987-1993 FILTERING ESTIMATES	COLUMN E 1980 MULTIFAMILY UNIT TOTALS	COLUMN F 1987-1993 RESIDENTIAL CONVERSION ESTIMATES	COLUMN G 1980 2-4 FAMILY UNIT TOTALS	COLUMN H 1987-1993 SPONTANEOUS REHABILITATION ESTIMATES	COLUMN I 1983/1984 AGGREGATE PER CAPITA INCOME ($)
1	.075	17,676	5,509	12,202	410,972	5,118	224,294	1,884	21,112,820,558
2	.047	8,829	9,759	12,678	334,839	3,257	165,631	1,194	22,029,857,240
3	.025	1,631	13,661	7,222	104,428	1,048	50,697	184	12,235,480,836
4	.015	750	23,752	6,706	73,799	662	29,269	243	9,830,614,791
5	.026	4,060	18,179	9,587	121,352	1,478	42,692	542	14,201,442,966
6	.042	1,465	9,561	3,494	57,287	1,174	27,873	431	4,592,475,839

APPENDIX C

Growth Area Allocation Index Totals

GROWTH AREA ALLOCATION INDEX TOTALS UPON WHICH ALLOCATION PERCENTAGES ARE BASED[1]

REGION	*1984 TOTAL COVERED EMPLOYMENT*	*1977-1984 REGRESSED ANNUAL COVERED EMPLOYMENT CHANGE*
1. Northeast	530,670	9,248
2. Northwest	472,159	13,295
3. West Central	347,443	10,622
4. East Central	187,414	6,618
5. Southwest	362,365	10,249
6. South-Southwest	152,928	6,353
Total	2,052,979	56,385

REGION	*GROWTH AREA[2] IN ACRES*	*1983-1984 AGGREGATE PER CAPITA INCOME*
1. Northeast	180,278	$15,200,259,200
2. Northwest	227,868	$14,100,784,128
3. West Central	291,294	$10,539,986,795
4. East Central	301,384	$ 8,549,553,470
5. Southwest	409,260	$12,406,160,844
6. South-Southwest	258,254	$ 3,556,207,381
Total	1,668,338	$64,352,951,818

Notes

1. For all communities in the growth area with the exception of selected Urban Aid Cities. See Technical Appendix, *infra*.

2. Includes applicable growth area designations of the *State Development Guide Plan*, Pinelands Commission, and the Coastal Zone. See Technical Appendix, *infra*.

Source: Rutgers University, Center for Urban Policy Research, 1986

SECTION 8 INCOME LIMITS BY COUNTY

COUNTY		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Atlantic	Moderate Income (80%)	$14,850	$16,950	$19,100	$21,200	$22,550	$23,850	$25,200	$26,500
	Low Income (50%)	9,300	10,600	11,900	13,250	14,300	15,350	16,450	17,500
Bergen	Moderate Income (80%)	20,380	23,300	26,210	29,210	30,960	32,760	34,580	36,400
	Low Income (50%)	12,740	14,560	16,380	18,200	19,340	20,475	21,610	22,750
Burlington	Moderate Income (80%)	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
	Low Income (50%)	10,700	12,200	13,700	15,250	16,450	17,700	18,900	20,150
Camden	Moderate Income (80%)	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
	Low Income (50%)	10,700	12,200	13,700	15,250	16,450	17,700	18,900	20,150
Cape May	Moderate Income (80%)	14,850	16,950	19,100	21,200	22,550	23,850	25,200	26,500
	Low Income (50%)	9,300	10,600	11,900	13,250	14,300	15,350	16,450	17,500
Cumberland	Moderate Income (80%)	14,300	16,300	18,350	20,400	21,700	22,950	24,250	25,500
	Low Income (50%)	8,950	10,200	11,450	12,750	13,750	14,800	15,800	16,850
Essex	Moderate Income (80%)	19,770	22,590	25,420	28,240	30,010	31,770	33,540	35,300
	Low Income (50%)	12,355	14,120	15,885	17,650	18,755	19,855	20,960	22,065
Gloucester	Moderate Income (80%)	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
	Low Income (50%)	10,700	12,200	13,700	15,250	16,450	17,700	18,900	20,150
Hudson	Moderate Income (80%)	14,050	16,100	18,100	20,100	21,350	22,600	23,850	25,150
	Low Income (50%)	8,800	10,050	11,300	12,550	13,550	14,550	15,550	16,550
Hunterdon	Moderate Income (80%)	21,620	24,700	27,790	30,880	32,810	34,740	36,670	38,600
	Low Income (50%)	13,510	15,440	17,370	19,300	20,505	21,710	22,920	24,125
Mercer	Moderate Income (80%)	18,950	21,700	24,400	27,100	28,800	30,500	32,200	33,900
	Low Income (50%)	11,850	13,550	15,250	16,950	18,300	19,650	21,000	22,350
Middlesex	Moderate Income (80%)	21,620	24,700	27,790	30,880	32,810	34,740	36,670	38,600
	Low Income (50%)	13,510	15,440	17,370	19,300	20,505	21,710	22,920	24,125

SECTION 8 INCOME LIMITS BY COUNTY

COUNTY		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Monmouth	Moderate Income (80%)	17,900	20,500	23,050	25,600	27,600	29,600	30,400	[illegible]
	Low Income (50%)	11,200	12,800	14,400	16,000	17,300	18,550	19,850	[illegible]
Morris	Moderate Income (80%)	19,770	22,590	25,420	[illegible]	30,010	31,770	33,540	[illegible]
	Low Income (50%)	12,355	14,120	15,885	[illegible]	18,755	19,855	20,960	[illegible]
Ocean	Moderate Income (80%)	17,900	20,500	23,050	25,600	27,200	28,800	[illegible]	[illegible]
	Low Income (50%)	11,200	12,800	14,400	16,000	17,100	18,[illegible]	[illegible]	[illegible]
Passaic	Moderate Income (80%)	20,380	23,300	26,210	29,210	30,960	32,760	[illegible]	[illegible]
	Low Income (50%)	12,740	14,560	16,380	18,200	19,340	[illegible]	[illegible]	[illegible]
Salem	Moderate Income (80%)	17,550	20,100	22,600	25,100	26,950	28,700	[illegible]	[illegible]
	Low Income (50%)	11,000	12,550	14,150	15,700	16,950	18,100	[illegible]	[illegible]
Somerset	Moderate Income (80%)	21,620	24,700	27,790	30,880	32,810	34,740	36,670	[illegible]
	Low Income (50%)	13,510	15,440	17,370	19,300	20,505	21,710	22,920	[illegible]
Sussex	Moderate Income (80%)	19,770	22,590	25,420	28,240	30,010	31,770	[illegible]	[illegible]
	Low Income (50%)	12,355	14,120	15,885	17,650	18,755	19,855	[illegible]	[illegible]
Union	Moderate Income (80%)	19,770	22,590	25,420	28,240	30,010	31,770	[illegible]	[illegible]
	Low Income (50%)	[illegible]	14,120	15,885	17,650	18,755	[illegible]	[illegible]	[illegible]
Warren	Moderate Income (80%)	[illegible]	[illegible]	23,150	25,700	27,800	29,800	[illegible]	[illegible]
	Low Income (50%)	[illegible]	[illegible]	14,450	16,050	17,300	18,550	[illegible]	[illegible]

Source 1. US Dept of Housing and Urban Development estimates as of October 21, 1985
For areas of unusually high income a maximum income limit has been established at the national median family income level of $31,500 applicable to the four person income limit for lower income (moderate) families. These figures above do not reflect this limit or cap

APPENDIX E

Average Cost of Replacing Major Systems for Housing Rehabilitation

APPENDIX E
AVERAGE COST OF REPLACING MAJOR SYSTEMS FOR HOUSING REHABILITATION[1]

	LOW RISE	HIGH RISE
Plumbing	$ 3,000	$ 3,300
HVAC[2]	2,500	5,500
Electric	4,000	6,000
Dry Wall, Carpentry, Insulation	5,000	10,400
Painting	750	850
Roofing, Flashing	1,400	1,300
Windows	550	950
Kitchen Cabinets	850	1,100
Flooring	1,700	1,400
Ceramic Tile	450	450
TOTAL AVERAGE	$19,200	$31,250
AVERAGE OF TOTAL AVERAGE	$ 9,600	$15,625

[1] These are average figures that are not adjusted by municipality.

[2] Heating, ventilation, air conditioning.

Source: New Jersey Housing and Mortgage Finance Agency, April, 1986

APPENDIX I

County Review Checklists

COUNTY REVIEW CHECKLIST

The Act allows a municipality to transfer up to 50% of its low and moderate income housing obligation to a willing receiving municipality. The terms of this transfer are determined by the individual negotiations between willing sending and receiving municipalities within the same housing region as adopted by the Council.

Recognizing the need for sound regional comprehensive planning, the Act permits the county of the receiving municipality to review the proposed RCA and submit its comments and recommendations to the Council. The Act indicates that this review shall be performed by the county planning board or other designated agency and that in its review, the county "shall consider the master plan and zoning ordinance of the sending and receiving municipalities, its own county master plan and the State development and redevelopment plan."

The Act permits the Council to establish time limits for county review and, since the Council views expedient review of RCAs as crucial, it shall impose a 30 day limit for the county to complete its review. The Council may provide a 15 day extension if the county requests such an extension for legitimate reasons. If the county is unable to complete its review within the allotted time, or if there is no county planning board or designated county agency, the Council shall perform the required review.

To facilitate county review, the Council has developed a four section checklist. This checklist is to be completed as part of the county review process.

COUNTY REVIEW CHECKLIST

For Sound Comprehensive Regional Planning
Of Proposed Low and Moderate Income Housing Sites
Proposed Through Regional Contribution Agreements

SECTION I ACCESS TO EMPLOYMENT OPPORTUNITIES

A. Does the proposed agreement provide realistic housing opportunities within convenient access to employment opportunities ?

Housing Site(s) Proposed			Check One		
Loc	#		Yes	No	If Access Possible, Briefly Explain on Attached Sheet, By Site #
1. Within Receiving Munic.		A.	/ /	/ /	/ /
		B.	/ /	/ /	/ /
		C.	/ /	/ /	/ /
2. Within Sending Munic.		A.	/ /	/ /	/ /
		B.	/ /	/ /	/ /
		C.	/ /	/ /	/ /

B. Is the proposed housing served by available transit?

Housing Site(s) Proposed			Check Appropriate Boxes If yes, check Type(s) of Service					
					Inter-Municipal			If Transit Possible, Briefly Explain On Attached
Loc	#		Yes	Munic	County Inter-co		No	Sheet by Site #
1. Within Receiving Munic.		A.	/ /	/ /	/ /		/ /	/ /
		B.	/ /	/ /	/ /		/ /	/ /
		C.	/ /	/ /	/ /		/ /	/ /
2. Within Sending Munic.		A.	/ /	/ /	/ /		/ /	/ /
		B.	/ /	/ /	/ /		/ /	/ /
		C.	/ /	/ /	/ /		/ /	/ /

1) These sites represent possible alternate locations of sites within the sending municipality that would be developed for housing in the absence of a successful RCA

SECTION II CURRENTLY ADOPTED AND/OR OFFICIAL LAND USE ELEMENT CONSISTENCY REVIEW (ATTACH RELEVENT PAGES OF DOCUMENTS CITED BELOW)

	Check One Complies In Whole	Part (Explain)	Conflicts In Whole	Brief Explanation (Attach Additional Sheets As Necessary)
A.1. Receiving Munic (a) Master Plan Of , Adopted	/ /	/ /	/ /	
(b) Zoning Ordinance Of , Adopted	/ /	/ /	/ /	
2. Sending Munic (a) Master Plan Of , Adopted.	/ /	/ /	/ /	
(b) Zoning Ordinance Of ; Adopted.	/ /	/ /	/ /	
B.1. Receiving County Land Use Element Of County; Adopted:	/ /	/ /	/ /	
2. Sending County (if different from B.1) Land Use Element of: County; Adopted:	/ /	/ /	/ /	
C.1 Other Regional Plan Land Use Element(s) 2) Affecting; (a) Receiving Munic: ; Adopted:	/ /	/ /	/ /	
(b) Sending Munic: ; Adopted:	/ /	/ /	/ /	
D.1 State Development Redevelopment Plan (S.D.R.P.) 3) (a) Receiving Munic.	/ /	/ /	/ /	
(b) Sending Munic.	/ /	/ /	/ /	

2) For example, is site(s) consistent with Hackensack Meadowland Development Commission's Adopted Land Use Element?

3) Use official State Development Guide Plan until S.D.R.P. is adopted.

SECTION III — CURRENTLY ADOPTED TRANSPORTATION PLAN AND/OR PROGRAM CONSISTENCY REVIEW (ATTACH RELEVANT PAGES OF DOCUMENTS CITED BELOW)

	Check: Complies In Whole	Complies In Part (Explain)	Conflicts In Whole	Brief Explanation (Attach Additional Sheets As Necessary)
A 1 Receiving Munic				
(a) Plan of ,Adopted	/ /	/ /	/ /	
(b) Program of , Adopted	/ /	/ /	/ /	
B 1 Receiving County				
(a) Plan Of , Adopted	/ /	/ /	/ /	
(b) Program Of ; Adopted	/ /	/ /	/ /	
2 Sending County (if different from B 1)				
(a) Plan of: , Adopted	/ /	/ /	/ /	
(b) Program of ; Adopted	/ /	/ /	/ /	
C Other Regional Plan/Prog 4)				
(a) Receiving Munic				
(1) Plan; Adopted	/ /	/ /	/ /	
(2) Program;Adopted	/ /	/ /	/ /	
(b) Sending Munic				
(1) Plan; Adopted	/ /	/ /	/ /	
(2) Program;Adopted	/ /	/ /	/ /	
D State Plan/Prog 4)				
(a) Plan; Adopted				
(1) Receiving Munic	/ /	/ /	/ /	
(2) Sending Munic	/ /	/ /	/ /	
(2) Program;Adopted				
(1) Receiving Munic	/ /	/ /	/ /	
(2) Sending Munic	/ /	/ /	/ /	

4) For example, is site(s) consistent with applicable H M D C and/or N J Turnpike plans and programs

5) Use current and official State Transportation Plan and Program as prepared by the N J Department of Transportation

SECTION IV — CURRENTLY ADOPTED WATER QUALITY MANAGEMENT PLAN (208) (ATTACH RELEVANT PAGES OF DOCUMENT)

A Is the proposed housing consistent with the 208 Plan?

	Housing Site(s) Proposed Loc #	Check One: Yes	No
1 Within Receiving Munic	A	/ /	/ /
	B	/ /	/ /
	C	/ /	/ /
2 Within Sending Munic	A	/ /	/ /
	B	/ /	/ /
	C	/ /	/ /

This review is certified by the undersigned as representing a true and accurate statement of fact

Based on this review, it is found that the following sites are

	Housing Site(s) Proposed Loc #	In Keeping With Sound Regional Comprehensive Planning	Not in Keeping With Sound Regional Comprehensive Planning
1 Within Receiving Munic	A	/ /	/ /
	B	/ /	/ /
	C	/ /	/ /
2 Within Sending Munic	A	/ /	/ /
	B	/ /	/ /
	C	/ /	/ /

CERTIFIED BY DATE

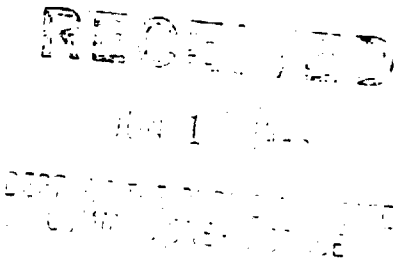
TYPE NAME

TITLE

REPRESENTING

PROFESSIONAL LICENSE # (AS APPLICABLE)

EXHIBIT J



MUNICIPAL PRESENT, PROSPECTIVE, AND PRE-CREDITED NEED

The following figures reflect the gross, aggregate and unadjusted fair share calculations for each municipality determined pursuant to the method outlined in Subchapter 5 of the substantive rules and related base data.

These figures are illustrative of the method described and do not account for crediting (Subchapter 6), drastic alterations (Subchapter 7) and adjustments (Subchapter 8) which may apply to individual municipalities, and which may ultimately result in a lower estimate of the municipal obligation.

From N.J. Council on
Affordable Housing

May 21, 1986

1987-1993 LOW AND MODERATE NEED ESTIMATES BY STATE AND REGION

- HOUSING DEFICIENT PRESENT NEED -
- HISTORIC MODEL PROSPECTIVE NEED -
- FAIR SHARE PRESENT NEED ALLOCATION -
- FAIR SHARE PROSPECTIVE NEED ALLOCATION -

—

Accounting for:
Demolition, Filtering, Residential Conversion,
and Spontaneous Rehabilitation

	1987 Present Need 1987-1993 Prospective Need
CALCULATING NEED	
Indigenous Need	85,134
Reallocated Present Need	34,411
Prospective Need	80,421
Total Need	199,966
Demolition	13,367
Filtering	-51,004
Residential Conversion	-12,102
Spontaneous Rehabilitation	-4,520
STATEWIDE PRE-CREDITED NEED	145,707 *
REGIONAL NEED	
Northeast	42,534
Northwest	28,773
West Central	14,720
East Central	23,247
Southwest	21,884
South-Southwest	14,549

* The Council on Affordable Housing is prepared to adjust municipal housing need such that precredited final need will not exceed twenty percent of a municipality's occupied housing units in 1987. This adjustment is to prevent a municipality from experiencing a drastically altered development pattern as per Section 7 of the Fair Housing Act. The adjustment, if pursued by all municipalities who qualify, will not diminish statewide need by more than 1421 housing units.

THE MOUNT LAUREL HOUSING REGION COUNTY GROUPS

Region 1 - Northeast

Bergen
Hudson
Passaic

Region 2 - Northwest

Essex
Morris
Sussex
Union

Region 3 - West Central

Hunterdon
Middlesex
Somerset
Warren

Region 4 - East Central

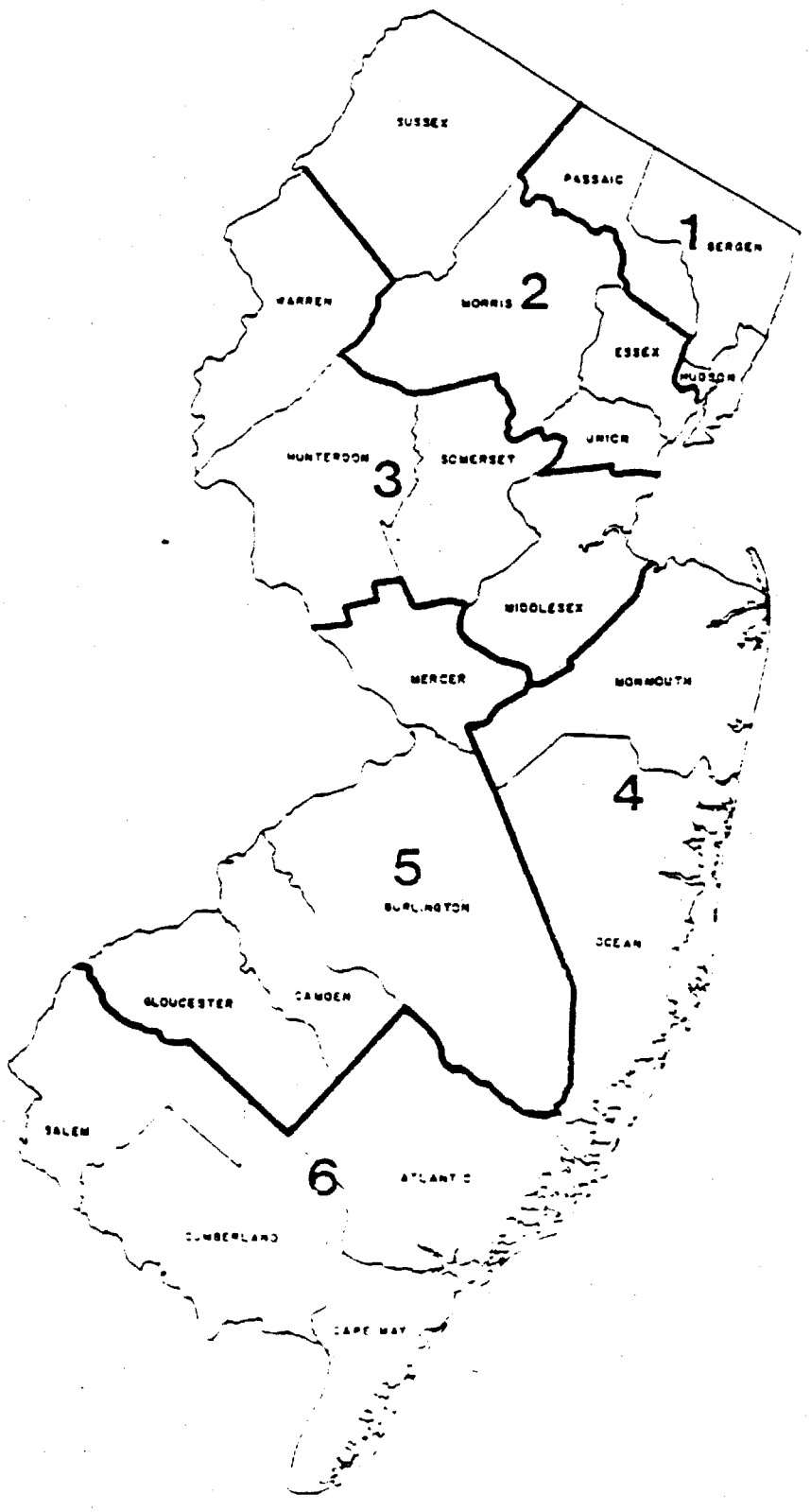
Monmouth
Ocean

Region 5 - Southwest

Burlington
Camden
Gloucester
Mercer

Region 6 - South-Southwest

Atlantic
Cape May
Cumberland
Salem



NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987 93	DEMOS	FILER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
ATLANTIC													
	ABSECON CITY	44	44	24	68	131	199	2	-15	6	-8	171	0
	ATLANTIC CITY CITY	1223	745	246	990	3258	4248	903	-842	-204	-28	4076	531
	BRIGANTINE CITY	84	84	25	109	119	228	16	117	-51	-10	65	0
	BUENA BORO	45	45	11	56	71	127	2	22	13	-3	90	0
	BUENA VISTA TWP	153	86	.	86	.	86	8	-9	4	-5	75	0
	CORBIN CITY CITY	7	5	.	5	.	5	0	0	0	0	4	0
	EGG HARBOR TWP.	281	281	89	370	603	973	29	-45	6	20	932	0
	EGG HARBOR CITY CITY	96	69	13	82	48	130	16	-35	-16	-4	91	0
	ESTELL MANOR CITY	31	13	.	13	.	13	8	0	0	-1	20	0
	FOLSOM BORO	27	24	.	24	.	24	0	-1	0	2	21	0
	GALLOWAY TWP.	193	193	42	236	212	447	6	-31	8	-15	400	0
	HAMILTON TWP.	198	183	40	223	212	435	35	-53	6	-11	401	0
	HAMMONTON TOWN	175	175	52	227	309	536	14	-72	-27	-11	439	0
	LINWOOD CITY	27	27	23	50	127	177	0	3	-2	8	164	0
	LONGPORT BORO	10	10	3	13	19	32	6	-22	-3	-2	11	0
	MARGATE CITY CITY	80	80	27	107	143	250	35	-133	-37	-15	100	0
	MULLICA TWP.	201	70	.	70	.	70	10	-4	-3	-5	69	0
	NORTHFIELD CITY	45	45	26	72	188	259	0	-6	-3	9	241	0
	PLEASANTVILLE CITY	234	228	40	268	239	507	27	-92	-33	11	398	0
	PORT REPUBLIC CITY	20	13	.	13	.	13	4	-1	0	1	15	0
	SOMERS POINT CITY	87	87	31	118	187	305	18	-116	-14	-11	183	0
	VENTNOR CITY CITY	120	120	29	150	159	309	27	-228	-86	15	8	0
	WEYMOUTH TWP.	46	19	.	19	.	19	2	-4	-3	-1	13	0
COUNTY		3428	2645	723	3368	6023	9391	1166	-1851	-523	-194	7988	531
BERGEN													
	ALLENDALE BORO	6	6	124	130	47	177	0	-3	-3	-11	160	0
	ALPINE BORO	6	6	156	162	29	192	17	-1	-1	-5	202	-81
	BERGENFIELD BORO	130	130	236	366	66	431	3	-86	-34	27	287	0
	BOGOTA BORO	63	63	66	130	22	152	2	-33	-15	-9	97	0
	CARLSTADT BORO	89	89	303	393	112	505	9	-44	-30	-6	433	0
	CLIFFSIDE PARK BORO	315	315	158	472	40	513	20	-228	-78	-26	201	0
	CLOSTER BORO	23	23	139	161	34	196	0	-9	-6	-11	170	0
	CRESSKILL BORO	15	15	108	123	25	148	3	-5	-2	-10	133	0
	DEMAREST BORO	4	4	86	89	21	110	0	-2	-1	-9	97	0
	DUMONT BORO	66	66	137	203	32	235	0	-48	-21	-19	147	0
	EAST RUTHERFORD BORO	145	145	214	360	50	410	2	-70	-37	-7	298	0
	EDGEWATER BORO	90	90	78	167	24	191	15	-53	-16	-7	130	0
	ELMWOOD PARK BORO	85	85	209	294	44	338	11	-95	-59	-18	178	0
	EMERSON BORO	21	21	115	136	46	183	0	-5	-1	-9	166	0
	ENGLEWOOD CITY	137	137	384	521	111	632	7	-132	-39	-30	638	0
	ENGLEWOOD CLIFFS BOR	8	8	201	209	50	259	5	-3	-2	-10	250	0
	FAIR LAWN BORO	52	52	414	466	114	580	11	-71	-40	-39	441	0
	FAIRVIEW BORO	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEMOS	FILTER	CONVER	REHAB	PRE CREDITED NEED	20% CAP
	FORT LEE BORO	437	437	415	852	195	1048	53	380	61	53	601	0
	FRANKLIN LAKES BORO	11	11	341	352	101	453	3	3	2	20	431	0
	GARFIELD CITY	308	308		308		308	0	266	42	0	0	0
	GLEN ROCK BORO	11	11	168	179	54	233	0	5	4	17	207	0
	HACKENSACK CITY	650	650	629	1279	188	1467	191	374	72	41	1171	0
	HARRINGTON PARK BORO	7	7	78	85	24	109	0	1	1	7	99	0
	HASBROUCK HEIGHTS BO	76	76	131	207	55	261	0	47	20	14	181	0
	HAWORTH BORO	1	1	69	70	20	89	0	1	0	5	83	0
	HILLSDALE BORO	29	29	142	171	42	213	0	8	6	14	185	0
	HO HO-KUS BORO	4	4	78	82	19	101	0	3	2	8	88	0
	LEONIA BORO	48	48	92	140	17	157	15	41	17	11	103	0
	LITTLE FERRY BORO	140	140	108	249	21	270	32	77	28	10	187	0
	LODI BORO	181	181		181		181	2	183	0	0	0	0
	LYNDHURST TWP.	245	245	233	478	86	563	21	132	87	20	345	0
	MAHWAH TWP.	56	56	324	380	43	337	3	20	6	18	296	0
	MAYWOOD BORO	28	28	115	143	37	181	3	35	22	11	116	0
	MIDLAND PARK BORO	34	34	106	140	37	177	3	22	13	8	136	0
	MONTVALE BORO	14	14	216	230	99	329	3	13	4	11	304	0
	MOONACHIE BORO	30	30	134	164	49	213	0	3	3	2	204	0
	NEW MILFORD BORO	38	38	142	180	36	216	2	69	40	18	89	0
	NORTH ARLINGTON BORO	143	143	131	274	27	301	2	115	58	17	112	0
	NORTHVALE BORO	15	15	101	117	61	178	0	7	6	5	160	0
	NORWOOD BORO	16	16	109	125	21	146	0	3	2	6	135	0
	OAKLAND BORO	39	39	245	284	86	370	0	5	4	16	345	0
	OLD TAPPAN BORO	6	6	105	111	42	153	0	2	1	6	144	0
	ORADELL BORO	9	9	146	154	45	199	0	8	4	13	174	0
	PALISADES PARK BORO	211	211	133	343	36	379	39	128	54	15	222	0
	PARAMUS BORO	34	34	761	795	365	1160	2	19	13	31	1097	0
	PARK RIDGE BORO	31	31	131	161	43	204	4	19	9	11	169	0
	RAMSEY BORO	28	28	265	294	102	396	4	23	9	18	350	0
	RIDGEFIELD BORO	94	94	166	260	17	277	0	67	39	11	160	0
	RIDGEFIELD PARK VILL	131	131	126	258	38	296	2	89	39	14	156	0
	RIDGEWOOD VILLAGE	74	74	413	486	139	625	12	47	19	45	526	0
	RIVER EDGE BORO	24	24	125	149	38	186	5	33	20	14	124	0
	RIVER VALE TWP	17	17	159	176	43	220	0	10	1	14	194	0
	ROCHELLE PARK TWP	13	13	91	104	42	146	5	14	6	6	125	0
	ROCKLEIGH BORO	0	0	55	55	18	73	0	0	0	0	72	61
	RUTHERFORD BORO	199	199	239	439	123	562	5	94	36	22	415	0
	SADDLE BROOK TWP	48	48	257	305	61	366	8	42	19	15	298	0
	SADDLE RIVER BORO	6	6	144	150	32	182	4	1	1	8	176	0
	SOUTH HACKENSACK TWP	35	35	78	114	18	131	0	14	11	2	105	0
	TEANECK TWP	196	196	441	637	100	737	5	88	24	49	581	0
	TENAFLY BORO	38	38	231	269	70	340	6	25	13	25	284	0
	TETERBORO BORO	0	0	143	143	121	264	0	0	0	0	264	262
	UPPER SADDLE RIVER B	18	18	211	228	73	302	1	2	1	16	284	0
	WALDWICK BORO	35	35	127	161	36	198	0	11	8	13	166	0
	WALLINGTON BORO	233	233	96	330	26	356	5	110	54	10	187	0
	WASHINGTON TWP	11	11										