
Housing Plan Element and Fair Share Plan

**Township of Harrison
Gloucester County, New Jersey**

May 2007

Adopted by the Planning Board on May 8, 2007

*Prepared by the Harrison Township Planning Board
in consultation with Banisch Associates, Inc.*

The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.3

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Calculation of Fair Share

The affordable housing obligation is cumulative and includes the affordable housing need for the period 1987 to 2014. The affordable housing obligation consists of three components: the rehabilitation share; the prior round obligation (1987 to 1999); and, growth share (1999 to 2014).

Rehabilitation Share

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are old, crowded and deficient and also occupied by households of low and moderate income. The rehabilitation share for each municipality is provided in Appendix C of N.J.A.C. 5:94-1 et seq. (the COAH third round substantive rules). The rehabilitation share for the Township is zero.

Prior Round Obligation

The prior round obligation is the municipal new construction obligation from 1987 to 1999. Obligations from the first and second rounds have been recalculated to include the most recent data from the 2000 Census. The 2000 Census showed that round two prospective need projections were underestimated, so round two prospective need numbers were increased. Thus, the Township's prior round obligation increased from 198 affordable units to 211 affordable units.

Credits/Reductions from Prior Round Obligation

The Township is eligible for the following credits and reductions from its prior round obligation of 241 units, as follows:

Category/Development	Total Affordable Units	Rental Credits	Age-Restricted units	Housing Unit Credits
Regional Contribution Agreement	22			22
Walnut Glen	93	50		143
The Traditions	76		76*	76
Total				241

* Because of the cap on the number of age-restricted units, only 52 of the 76 age-restricted units could be counted in the prior round obligation. The 24 age-restricted rental units are excess units that can be carried to the third round.

Based on the above analysis, the Township has a credit of 30 units from its prior round obligation that may be used to satisfy the third round obligation (241 affordable units provided and 211 units from the prior round obligation).

Residential Growth Share

The Metropolitan Planning Organization (MPO) for the Township is the Delaware Valley Regional Planning Commission (DVRPC). The DVRPC has established that the Township will grow by 781 households in the period 2005-2015 (From 3,206 to 3,987 households). However, NJAC 5:94-2.4(a) permits the municipality to exclude affordable and market-rate units within inclusionary developments that are constructed after January 1, 2004 from residential growth for the purposes of projecting the growth share at a ratio of 4 market-rate units per affordable unit. The Traditions, which includes 430 market-rate units for the 76 unit affordable project, has been approved but not constructed, and thus will be occupied after January 1, 2004. A total of 380 units can be excluded from the DVRPC projection of 781 households, 304 market rate units and 76 affordable units (a ratio of one affordable unit per eight market rate units). Dividing the resulting household projection of 401 units by 8 (one affordable unit for each eight market-rate units) yields a residential growth share of 50.125 affordable units.

However, the Township has seen a significant development increase in the last 8 years, with 2,031 lots approved between 1999 and 2006 and 119 lots pending final approval. Of these lots, 16 received certificates of occupancy (COs) prior to January 1, 2004, and therefore do not contribute to growth share. In addition, 380 units can be excluded because they are part of an inclusionary project (see above) and do not count towards the affordable housing obligation. Thus, there are 1,754 potential approved lots (507 of which received COs between January 1, 2004 and December 31, 2006) and a projected 42 demolitions. If all the approved lots were constructed in the next 7 years, would produce an affordable housing obligation of 214 affordable units.

Nonresidential Growth Share

The nonresidential growth share is based on one affordable unit for each new 25 jobs created in the Township. The DVRPC has projected a growth of 1,045 jobs over the period 2005-2015 (From 2,670 to 3,715 jobs). The nonresidential growth share is 41.8 affordable units.

Total Fair Share

The Township's total fair share is 92 affordable units if the DVRPC projections are utilized for both residential and nonresidential development. However, the Township's total fair share could increase to 256 affordable units if all the approved residential development is constructed and the DVRPC projections for nonresidential growth are realized. The Township has 30 excess units from the prior round, including 24 age-restricted units, which it will put towards its third round obligation.

Fair Share Plan

In the previous section a fair share obligation of 256 affordable units has been established. The following outlines how this obligation will be addressed.

Excess Units from Prior Round Obligation

In accordance with the calculations provided in the previous section, the Township has established that it has 30 excess units, including 24 age-restricted units, from its prior round obligation. These excess units will be utilized to address a portion of the Township's fair share and rental obligation.

Regional Contribution Agreement

The COAH rules for the third round indicate that a municipality may propose the transfer of up to 50% of the growth share by means of a Regional Contribution Agreement (RCA) with another municipality within its housing region (NJAC 5:94-5.1). Thus, the Township is eligible to transfer up to 128 units through a RCA. If the municipal housing program outlined below does not achieve all of the identified affordable units, then the Township would enter a RCA with a receiving municipality within the region to make up for any shortfall. The Township intends to fund a RCA from development fees in its Affordable Housing Trust Fund. If the development fees should be insufficient to fund the entire RCA, then the Township will bond for any shortfall. The Township reserves the right to enter into a RCA as a safeguard to satisfy a portion of its responsibilities in the event any component of its plan fails to perform as anticipated.

Group Homes

Within the Township there is a group home located at Block 49, Lot 1.01. The group home, known as the Newpoint Health Center Group Home, is on a 2.88 acre lot and is owned by the Community Mental Health Center. The home consists of three bedrooms and can house up to five occupants. Since the unit of credit for an alternative living arrangement is the bedroom the Township is eligible for three units of credit towards its affordable housing obligation.

The Municipal Land Use Law (MLUL, NJSA 40:55D-66.1) indicates that community residences (group homes) shall be a permitted use in all residential zoning districts of a municipality, and the requirements shall be the same as for single family dwelling units located within such districts. The group home is located within a residential zoning district.

Municipally Sponsored and 100 percent Affordable Programs

The Township is proposing the use of several properties for municipally sponsored, 100 percent affordable programs (NJAC 5:94-4.6).

Block 38, Lot 6 is a 68 acre parcel with frontage on Breakneck Road, Cedar Road, Walters Road and Colson Lane that is owned by the Township. As with all of the municipal projects, the

Township is seeking an experienced developer of affordable housing to provide at least 40 affordable units on the property, and intends to prepare a Request for Proposals (RFP) to solicit such a developer. The 40 affordable units are proposed as rental units.

The Township intends to acquire a portion of Block 52, Lots 8-8.02, located on High Street and Woodstown Road, which currently includes the Mullica West apartment complex. The parcel is approximately 27 acres, and has land available for a minimum of 72 affordable rental units.

The Township intends to acquire Block 57, Lot 32 and Block 73, Lot 7, a 13 acre parcel on Bridgeton Pike (Route 77) just north of Walnut Glen. The property is currently developed with a single-family residence and is for sale. The property is suitable for at least 40 affordable rental units.

The Township intends to acquire Block 44.06, Lot 13, a 5.4 acre parcel located on the corner of North Main Street and Wolfert Station Road. The property is currently developed with a single-family residence and limousine service. The property is suitable for 20 affordable rental units.

All of the parcels are located in the Township's Wastewater Management Service Area, which has capacity to service the development. The municipal property is zoned Institutional, while all of the others are zoned residential. The properties are all within or in close proximity to the village of Mullica Hill, and are adjacent or close to elementary and secondary schools and the County library. Public water is also available to the sites.

Municipally sponsored affordable housing programs require additional documentation, beyond site control as noted above. The housing sites satisfy the following criteria:

- The selected sites are suitable pursuant to NJAC 5:94-4.5 in that they are in a Planning Area 3 with public sewer and water and are consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan (SDRP). The Planning Area 3 in which the properties are located is in the sewer service area, but could not be designated a Planning Area 2 because it is not adjacent to Planning Area 1. As part of this plan, the Township seeks a Planning Area 2 designation for the municipal sites;
- The Township has the capability to administer the municipal program in accordance with the Uniform Housing Affordability Controls (NJAC 5:80-26). The Township will identify an affordable housing committee or a non-profit corporation and an affordable housing coordinator to administer the program. The RFP for the housing developer will also specify the capability to administer the units;
- The units will have a low/moderate income split in accordance with the Uniform Housing Affordability Controls (UHAC), providing at least 50% of the units for low-income households and no more than 50% for moderate-income households;
- The units will be affirmatively marketed by the Township's Affordable Housing Coordinator or another agency in accordance with the UHAC rules ;

- The units will have the appropriate controls on affordability in accordance with the COAH and UHAC rules;
- The units will have the appropriate bedroom distribution for the municipal construction program;
- The municipality has adequate funding capabilities through the use of development fees, payments in lieu of construction, or bonding capability if necessary;
- The construction will begin within 3 years of the municipal petition for substantive certification.

Given the uncertain state of the law as a result of the Appellate Division's decision (In re Adoption of N.J.A.C. 5:94 and 5:95 By New Jersey Council On Affordable Housing, 390 N.J.Super. 1 (App. Div. 2007)), the Township is reasonably not acquiring any sites at this time. Rather, the Township reserves the right to revisit all components in this plan once COAH amends its regulations, and to amend this plan in a fashion it deems appropriate in response to the amended regulations.

New Construction

The Harrison Township Zoning Board of Adjustment granted a use (density) variance to permit 205 age-restricted dwellings on Block 45, Lot 16, where approximately 73 units were permitted by zoning. Given the extent of the density bonus granted to this project, it is reasonable to establish a minimum set-aside of 20 percent, which would yield 41 affordable, age-restricted units. However, affordable age-restricted housing cannot exceed 64 units (below), so the Township is taking credit for 40 affordable age-restricted units for this development and the 24 excess age-restricted units from the prior round.

The Township's growth share ordinance requires that all new residential development of eight market-rate units construct an affordable unit either on site or off site. Thus, any new obligation that the Township accrues will be satisfied through the growth share ordinance.

Rental Housing

The COAH rules indicate that at least 25% of a municipality's growth share obligation shall be addressed with rental housing (NJAC 5:94-4.20(a)), and that not more than 50% of the rental housing obligation addressed within the municipality may be age-restricted housing (NJAC 5:94-4.20(f)). Given the Township's growth share obligation of 256 units, 64 units must be rental housing, and no more than 32 rental units may be addressed through age-restricted housing. The Township proposes to satisfy this requirement through the municipal construction projects outlined above.

Once the rental obligation of 64 units has been satisfied, the Township would then receive two units of credit for each additional rental unit. Thus, if all 172 affordable rental units are constructed as part of the municipal developments, the Township would be credited with 280 affordable units (64 units plus two times 108 units).

Age-Restricted Housing

The standard for age-restricted housing in COAH's Third Round rules permitted up to 50 percent of the affordable units constructed in the community to be age-restricted. However, this issue was considered in In re Adoption of N.J.A.C. 5:94 and 5:95 By New Jersey Council On Affordable Housing, 390 N.J.Super. 1 (App. Div. 2007). To be conservative, the Township is proposing only 25 percent of the growth share as age-restricted units, or 64 units. The 62 age-restricted units are comprised of 24 units from the prior round, and 40 age-restricted units at Block 45, Lot 16.

Nonresidential Development

With regard to nonresidential development, the Township is considering a number of options to address the growth share component created by nonresidential development. The Township currently has a development fee ordinance requiring a 2 percent contribution of the equalized assessed value of new development to the affordable housing trust fund, and a growth share ordinance permitting construction of the affordable units or a payment in lieu of construction. The Township intends to amend the ordinances so that nonresidential development is subject to the 2 percent development fee.

Growth Share Ordinance

The Township has prepared a growth share ordinance to address potential residential development. The growth share ordinance requires either construction of the affordable housing obligation on-site or off-site, if 8 or more market rate units are involved, or a payment in lieu of construction, when less than 8 market rate units are involved. The payments in lieu of construction will be utilized to fund affordable housing activities within the Township, such as the municipally sponsored construction projects. The Township intends to amend the growth share ordinance so that all residential development which results in the construction of new market rate units in the RR, R-1, R-2 and RCD zoning districts shall provide one affordable unit for every eight market rate units and may satisfy the requirement by constructing the affordable units either on site or off site. In order to address the equities outlined by the Superior Court the affordable unit(s) shall not be included in the underlying density calculation. In a mixed use development such as the village business district or the potential Richwood village district, the residential component shall provide a minimum of one affordable unit for every eight market rate units.

Development Fee Ordinance

The Township has adopted a development fee ordinance that provides for a fee of 1% of the equalized assessed value for residential development not subject to the growth share ordinance and 2% of the equalized assessed value for nonresidential development. The Township will utilize these funds for a RCA or other affordable housing program.

Summary

In summary, the Township proposed to address its fair share obligation of 256 affordable units with the following fair share plan:

Category/Development	Total Affordable Units	Rental Credits	Age-Restricted units	Housing Unit Credits
Excess units from prior round	30		24	30
Regional Contribution Agreement				0 to 124
Group home	3			3
Municipally sponsored 100% affordable program	172	108		280
New construction	41		41	40
Total				353

The Township reserves the right to reconfigure its approach to compliance upon review and consideration of any amendments COAH adopts in response to In re Adoption of N.J.A.C. 5:94 and 5:95 By New Jersey Council On Affordable Housing, 390 N.J.Super. 1 (App. Div. 2007). By way of example, that might result in acquiring rights to deed restrict units in the Mullica West apartments; programs to create affordable housing in the Richwood village center; and/or, some other techniques. The Township will continue to explore ways to create affordable housing in a manner that best serves the community and is faithful to the principles set forth in applicable laws as all municipalities in New Jersey await the promulgation of amended regulations.

Inventory of Municipal Housing Units

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis.

According to the 2000 Census, the Township has 2,939 housing units, of which 2,848 (97%) are occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consists of one-family, detached dwellings (77% of the total, compared to 74% in the County), there are 680 units in attached or multi-family structures. The Township has a relatively low percentage of renter-occupied units, 13%, compared to 20% in Gloucester County and 52% in the State.

Table 1: Units in Structure by Tenure

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	57	2,202	2,132	70
1, attached	12	294	270	24
2	22	85	48	37
3 or 4	0	27	0	27
5+	0	220	11	209
Other	0	13	13	0
Mobile Home	0	7	0	7
Total	91	2,848	2,474	374

Source: 2000 U.S. Census, QT-H5 & QT-H10 (STF-3) for Township

Table 2 presents the data concerning the year housing units were built by tenure, while Table 3 compares the Township to Gloucester County and the State. Approximately 62% of all the units in the Township have been built since 1980, 69% of the owner-occupied units were built after 1980. Interestingly, 80% of the renter-occupied units were built before 1980. The presence of an older housing stock is one of the factors which correlates highly with filtering. Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table 2: Year Structure Built by Tenure

Year Built	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1990 – 2000	1,383	51	1,332	1,286	46
1980 – 1989	457	0	457	430	27
1970 – 1979	372	9	363	197	166
1960 – 1969	149	0	149	142	7
1950 – 1959	145	20	125	97	28
1940 – 1949	102	0	102	66	36
Pre-1940	331	11	320	256	64

Source: 2000 U.S. Census, STF-3QT-P1 for Township

Table 3 compares the year of construction for all dwelling units in the Township to Gloucester County and the State. The Township has a larger percentage of units built after 1990 than does the County or State, and a much smaller percentage of units built between 1950-1970. This is further represented in the higher median year built for the Township.

Table 3: Comparison of Year of Construction for Township, County and State

Year Built	%		
	Harrison Township	Gloucester County	New Jersey
1990 – 2000	47	17.5	10.5
1980 – 1989	15.5	16	12.4
1970 – 1979	12.7	17.9	14
1960 – 1969	5.1	14.1	15.9
1950 – 1959	4.9	14.4	17.1
1940 – 1949	3.5	2.9	10.1
Pre-1940	11.3	14.1	20.1
Median Year	1988	1971	1962

Source: 2000 U.S. Census, STF-3 DP-4 for Township, County and State.

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally house smaller households, with 78% of renter-occupied units having 2 persons or fewer compared to 35% of owner-occupied units. Table 5 indicates that renter-occupied units generally have fewer bedrooms, with 79% having two bedrooms or fewer, compared to 7% of owner-occupied units.

Table 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	430	236	194
2 persons	736	637	99
3 persons	528	493	35
4 persons	706	685	21
5 persons	328	303	25
6 persons	79	79	0
7+ persons	41	41	0
Total	2,848	2,474	374

Source: 2000 U.S. Census, STF-3 H-17 for Township.

Table 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(% of Total Units)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	6	.2	0	6	0	6
1 bedroom	232	7.9	20	212	29	183
2 bedrooms	237	8.1	0	237	132	105
3 bedrooms	1217	41.4	41	1176	1117	59
4 bedrooms	1134	38.6	30	1104	1083	21
5+ bedrooms	113	3.8	0	113	113	0

Source: 2000 U.S. Census, STF-3QT-H8 for Township.

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Township's average household size for owner-occupied units is higher than those of the County and State, while the average household size for renter-occupied units is lower than the County and State. The larger household size for owner-occupied units produces a larger household size for all units in the Township compared to the County and State.

Table 6: Average Household Size for Occupied Units for Township, County and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Harrison Township	3.06	3.22	2.01
Gloucester County	2.75	2.88	2.24
New Jersey	2.68	2.85	2.37

Source: 2000 U.S. Census, STF-3 DP-1 for Township, County and State.

The distribution of bedrooms per unit, shown in Table 7, indicates a similar pattern for the Township, County, and State. The State has fewer units with no to three bedrooms, and considerably more units with four or more bedrooms, than the County and State.

Table 7: Percentage of All Units by Number of Bedrooms for Township, County and State

Jurisdiction	None or one	Two or Three	Four or More
Harrison Township	8.1	49.5	42.4
Gloucester County	10.9	62.8	26.2
New Jersey	18.3	59.1	22.6

Source: 2000 U.S. Census, STF-3 QT-H10 for Township, County and State.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by COAH in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

Persons per Room 1.01 or more persons per room is an index of overcrowding.

Plumbing Facilities Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.

Kitchen Facilities Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for some of the above indicators of housing quality. The Township has less overcrowding than the County and State and less units with inadequate plumbing and kitchen facilities than the County and State.

Table 8: Housing Quality for Township, County and State

Condition	%		
	Harrison Township	Gloucester County	New Jersey
Overcrowding ¹	.4	1.8	11
Inadequate plumbing ²	.3	.4	.7
Inadequate kitchen ²	0	.4	.8

Notes: ¹The universe for these factors is occupied housing units.

²The universe for these factors is all housing units.

Source: 2000 U.S. Census, STF-3 QT-H4 for Township, County and State.

The last factors used to describe the municipal housing stock in the U.S. Census are the self-reported estimated values and rental values for residential units. These data are provided in Table 9 and indicate that 67% of all residential properties in the Township are valued at \$150,000 or more with a median value of \$181,900.

Table 9: Value of Residential Units

Value	Number of Units	%
\$0 – 50,000	0	0.0
\$50,000 – 99,999	141	6.4
\$100,000 – 149,999	588	26.6
\$150,000 – 199,999	662	30.0
\$200,000 – 299,999	634	28.7
\$300,000 – 499,999	177	8.0
\$500,000 – 999,999	6	0.3
\$1,000,000 +	0	0.0

Source: 2000 Census SF-3 DP4

The data in Table 10 indicate that approximately 55%, or 200 units, rent for more than \$500 per month with a median rent of \$590 per month.

Table 10: Gross Rents for Specified Renter-Occupied Housing Units

Monthly Rent	Number of Units	%
Under \$200	38	10.3
\$200 – 299	15	4.1
\$300 – 499	94	25.6
\$500 – 749	124	33.8
\$750 – 999	31	8.5
\$1,000 – 1,499	45	12.3
\$1,500 or more	0	0.0
No Cash Rent	20	5.4

Source: 2000 U.S. Census, STF-3 QT-H12 for Township

The data in Table 11 indicate that there are 284 renter households with an annual income less than \$35,000. At least 152 of these households are paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

Table 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	67	0	6	21	19	14	7
\$10,000 – 19,999	79	0	0	13	13	47	6
\$20,000 – 34,999	138	28	37	14	38	21	0
\$35,000 +	83	34	27	9	6	0	7

Note: ¹The universe for this Table is specified renter-occupied housing units.
 Source: 2000 U.S. Census, STF-3 QT-H13 for Township.

Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The data collected in the 2000 Census provide a wealth of information concerning the characteristics of the Township's population.

The 2000 Census indicates that the Township has 8,788 residents, or 4,073 more residents than in 1990, representing a population increase of approximately 86%. The Township's 86% increase in the 1990's compares to an 11% increase in Gloucester County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. The Township's population is fairly evenly split between males and females with more females in the 70+ age group.

Table 12: Population by Age and Sex

Age	Total Persons	Male	Female
0-4	757	371	386
5 – 19	2,346	1,220	1,126
20 – 34	1,264	598	666
35 – 54	3,221	1,602	1,619
55 – 69	780	394	386
70 +	420	175	245
Total	8,788	4,360	4,428

Source: 2000 U.S. Census, STF-3 QT-P1 for Township.

Table 13 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 0-19 age groups where the Township exceeds the State and County and the 55+ age groups where the Township has less persons in this range than the State and County.

Table 13: Comparison of Age Distribution for Township, County and State (% of persons)

Age	Harrison Township	Gloucester County	New Jersey
0 – 4	8.6	6.6	6.7
5 – 19	26.7	22.6	20.4
20 – 34	14.5	18.9	19.9
35 – 54	36.6	31.7	30.9
55 – 69	8.9	11.7	12.4
70+	4.8	8.4	9.7
Median	35.1	36.1	36.7

Source: 2000 U.S. Census, STF-3 QT-P1 for Township, County and State.

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Gloucester County and the State. The Township differs from the County and State in terms of the distribution of household sizes by having fewer households of one person and more households of 4 or more persons.

Table14: Persons in Household

Household Size	Total Units
1 person	435
2 persons	739
3 persons	522
4 persons	704
5 persons	328
6 persons	89
7+ persons	31

Source: 2000 U.S. Census, STF-3 QT-P10 for Township.

Table 15: Comparison of Persons in Household for Township, County and State (% of households)

Household Size	Harrison Township	Gloucester County	State
1 person	15.3	21.1	24.5
2 persons	25.9	30.3	30.3
3 persons	18.3	18.6	17.3
4 persons	24.7	17.9	16
5 persons	11.5	8.3	7.5
6 persons	3.1	2.6	2.7
7 or more persons	1.1	1.1	1.7
Persons per household	3.06	2.75	2.68

Source: 2000 U.S. Census, STF-3 QT-P10 for Township, County and State.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There are 2,324 family households in the Township and 524 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township has more family households than the County or State (82% for the Township, 74% for the County, and 70.3% for the State).

Table 16: Persons by Household Type and Relationship

	Total
In family Households:	2,324
Spouse	2,044
Child	1,459
In Non-Family Households:	524
Male householder:	218
Living alone	165
Not living alone	53
Female householder:	306
Living alone	270
Not living alone	36
In group quarters:	86
Institutionalized:	59
Non-institutionalized	27

Source: 2000 U.S. Census, SF-1 QT-P11 and QT-P12 for Township.

Table 17 provides 1999 income data for the Township, County and State which is the last full year of income before the 2000 Census questionnaires were distributed. The Township's per capita and median incomes are higher than those of the State and the County.

Table 17: 1999 Income for Township, County and State

Jurisdiction	Per Capita Income (Dollars)	Median Income (Dollars)	
		Households	Families
Harrison Township	28,645	77,143	84,379
Gloucester County	22,708	54,273	62,482
New Jersey	27,006	55,146	65,370

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

Table 18 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table 18, the Township proportionally has fewer persons qualifying for poverty status than do the County or State. However, the percentages in Table 18 translate to 278 persons, but 49 families are classified in poverty status. Thus, the family households have a much larger share of the population in poverty status.

Table 18: Poverty Status for Persons and Families for Township, County and State
 (% with 1999 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Harrison Township	3.2	2.1
Gloucester County	6.2	4.3
New Jersey	8.5	6.3

Source: 2000 U.S. Census, SF-3 QT-H7 for Township, County and State.

The U.S. Census includes a vast array of additional demographic data that provides interesting insights into an area's population. For example, Table 19 provides a comparison of the percent of persons 5 years old and older who live in the same house as in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percent of the County residents residing in the same house as in 1995 exceeds that of the Township. This indicates a relatively mobile population.

Table 19: Comparison of 1995 and 1998 Place of Residence for Township, County and State

Jurisdiction	Percent living in same house in 1995-1998
Harrison Township	25.5
Gloucester County	24.5
New Jersey	27.7

Source: 2000 U.S. Census, SF-3 DP-2 for Township, County and State.

Table 20 compares the educational attainment for Township, County, and State residents over age 25. These data indicate that Township residents exceed State and County residents in graduating from high school and post secondary education.

Table 20: Educational Attainment for Township, County and State Residents
 (Persons 25 years and over)

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Harrison Township	91.1	38.5
Gloucester County	84.3	22
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township has a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 8.9% of workers who reside in the Township and use other means of transportation to reach work, 237 workers work at home and 110 workers walked to work.

**Table 21: Means of Transportation to Work for Township, County and State Residents
(Workers 16 years old and over)**

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Harrison Township	83.5	5.7	1.9	8.9
Gloucester County	82	9.9	2.6	5.5
New Jersey	73	10.6	9.6	6.8

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

Projection of Municipal Housing Stock

As part of the mandatory contents of a housing element, the township is required to produce “a projection of the municipality’s housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.” (N.J.S.A. 52:27D-310b.) Table 22 provides information concerning the issuance of building permits and Certificates of Occupancy for the last 11 years.

Table 22: Building Permits, Certificate of Occupancy’s, Demolitions and Approved Applications 1996- December 2006

Year	Building Permit (Units) ¹	Certificate of Occupancy (Units) ²	Demolitions (Units) ³
1996	72	77	0
1997	97	146	5
1998	98	89	4
1999	103	88	3
2000	115	126	1
2001	251	130	6
2002	151	252	3
2003	200	184	3
2004	151	159	7
2005	208	178	5
2006	126	170	7
Total	1,572	1,599	44

The data in Table 22 provides a view of the Township's recent residential development. The Township has averaged 142.9 residential building permits per year during the last 11 years, with 2001 having the largest amount of permits issued. Similarly, Certificates of Occupancy (CO), which demonstrate the completion of a building and certify that the building meets all required codes, average 145.4 CO’s per year in the last 11 years. Demolitions in the Township have averaged 4 per year, with 44 demolitions over the last 11 years.

Municipal Employment and Projections

As part of the mandatory contents of a housing element, the Township is to provide “an analysis of the existing and probable future employment characteristics of the community.” (N.J.S.A. 52:27D-310d) In COAH’s First Round (1987-1993), COAH used employment data, in terms of how many people worked within a municipal border, as an allocation factor for its affordable housing need allocations. In the Second Round (1993-1999) COAH changed this allocation

¹ New Jersey Department of Labor, New Jersey Building Permits, for the years 1995-2006 for the Township

² New Jersey Department of Community Affairs for the Township

³ New Jersey Department of Community Affairs for the Township

factor to the value of non-residential ratables. Now in the proposed Third Round rules COAH is using the growth in non-residential jobs as a component of the growth share formula for the determination of a municipality’s affordable housing obligation.

Table 23 displays the non-residential CO’s for the last 11 years. Over the last 11 years 1,380,644 square feet of non-residential development has been completed.

Table 23: Certificates of Occupancy for Non-Residential Development (Square Feet) for Harrison

Year	Office	Retail	Industrial	Education	Storage	Assembly (A-1)	Assembly (A-3)	Hotel/Motel	Institutional	Dorms	Misc.	Demos
1996	9,956		825		1,200		720					2
1997					25,900							1
1998	3,600				1,200							0
1999		10,125			6,200	240						2
2000		6,304										2
2001	17,400		8,277	732,144	18,200			3,080				1
2002	799				7,960	3,382		11,058	24,222	222,178		2
2003	14,802					2,395		5,829				0
2004	58,677	4,106		127,795				31,967				1
2005						2,400		6,499				0
2006	20,000										79,959	0
TOTAL	125,234	20,535	9,102	859,939	60,660	8,417	720	58,433	24,222	222,178	79,959	11

Source: New Jersey Department of Community Affairs website:
<http://www.state.nj.us/dca/codes/cr/conrep.shtml>

DVRPC Employment Estimate and Projections

The NJTPA also estimates and projects employment from the years 2005 to 2015. These figures are depicted below:

Table 24: DVRPC Employment Estimate and Projections

Year	Employment
2005	2670
2015	3715

According to the DVRPC projections, the Township’s employment base will increase by 1,045 jobs over the next 15 years (2005 to 2015).

APPENDIX A: GROWTH SHARE CALCULATIONS

RESIDENTIAL GROWTH SHARE

Table R1: DVRPC Residential Growth Projection

2015 DVRPC Households	-	2005 DVRPC Households	=	Household Growth
6,037	-	5,401	=	636

Table R2:

Eleven-year Historic Trend of Residential Certificates of Occupancy and Demolition Permits

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
CO's Issued	77	146	89	88	126	130	252	184	159	178	170
Demolitions	0	5	4	3	1	6	3	3	7	5	6
Net	77	141	85	85	125	134	149	181	152	173	164

Table R3: Net Actual Residential Growth

	2004 -2006 Actual
CO's Issued	507
Demolitions	18
Net Actual Growth	489

Table R4:

Anticipated Developments & Number of Residential Units Based on Possible CO's Minus Demolitions (2007 – 2013)

	2007 - 2013
Approved Development Applications	
Andover Place (A/K/A Willow Pond)	44
Arbor Estates	8
Bella Vista	26
Brookside Farms Phase 1	23
Brookside Farms Phase 3	21
Casella Farms	30
Colts Run (Marlands)	30
Crossroads at Harrison (Willow Oaks II)	27
Devonshire Green (Ginsburg Banff)	77
Dillons View	35
Ellis Mill Estates (Genco Homes)	30

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Forest Woods	29
Genco Clendining Farms	93
Harman Estates	11
Harrison Run- Phase I	20
Harrison Run- Phase II	16
Harrogate Estates	39
Harvest Meadows	100
Knights Court	12
Leigh Court Estates Phase 1	71
Leigh Court Estates Phase 2	74
Manors at Saratoga	37
Mt. Pleasant Orchards Phase 1	36
Mt. Pleasant Orchards Phase 2	61
Mt. Pleasant Orchards Phase 3	47
Mt. Pleasant Orchards Phase 4	49
Mt. Pleasant Orchards Phase 3 C-2 zone	2
Rattlin Run	25
Remington Estates	13
Saddle Ridge	29
Spicer Estates-Phase 4	16
Spicer Estates-Phase 5	29
Spring Meadows (Bridge Estates)	27
Stetson Court Estates	14
Terra Bella	10
Tesoro	21
Tesoro II	18
Tomlin Station LLC (Maccherone)	72
Tomlin Station Commerce Center	17
Turning Creek	15
Wheatley Meadows	87
Willow Oaks I	20
Windhaven	19
Woodland Creek	45
Traditions	506
Pending Development	
Orleans Homebuilders	31
Paparone Datz	7
RJP Clems Run	7
RJP Grasso	54
RJP Griffin Road	20
Anticipated Development	N/A
Other Development (single lot)	N/A
Demolitions	42
CO's already included in DCA data from approved development	507
Total	1,601

**Table R5:
Total Net Residential Growth (Sum of Actual and Projected Growth)
January 1, 2004 to January 1, 2014**

Net ACTUAL Residential Growth (Table R3)	+	Net PROJECTED Residential Growth (Table R4)	=	Total Net Residential Growth
489	+	1,601	=	2,090

**Table R6:
Second Round Affordable and Market-Rate Units in Inclusionary Developments
to be Excluded from Growth Projection**

Development Name	Total Units in Development	Total Affordable Units Excluded	Total Market Rate Units Excluded	TOTAL UNITS EXCLUDED
Traditions	506	76	304	380
TOTAL				380

**Table R7:
Net Residential Growth Projections
After Subtracting Second Round Affordable and Inclusionary Market-Rate Units**

	Total
Net Residential Growth (Table R5)	2,090
Minus Second Round Units (Table R6)	380
Final Net Residential Growth	1,710

**Table R8:
Residential Growth Share Projection**

	Total
Table R7 Total	1,710
Residential Growth Share Obligation	213.75

NON-RESIDENTIAL GROWTH SHARE OBLIGATION

Table NR1: NJTPA Non-Residential Growth Projection

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Employment Change
3,715	-	2,670	=	1,045

Table NR2:

Ten-year Historic Trend of Certificates of Occupancy and Demolition Permits by Square Feet

	1996 Sq Ft.	1997 Sq Ft	1998 Sq Ft	1999 Sq Ft	2000 Sq Ft	2001 Sq Ft	2002 Sq Ft	2003 Sq Ft	2004 Sq Ft	2005 Sq Ft	2006 Sq Ft
COs Issued B - Office	9,956		3,600			17,400	799	14,802	58,677		20,000
COs Issued M-Retail				10,125	6304				4,106		
COs Issued F - Industrial	825					8277					
COs Issued Education	732,144								127,795		
COs Issued A-1 Assembly				240			3,382	2,395		2,400	
COs Issued A-3 Assembly	720										
COs Issued R1 Hotels/Motel						3,080	11,058	5,829	31,967	6,499	
COs Issued I – Institutional							24,222				
COs Issued Dorms							222,178				
COs Issued S - Storage	1,200	25,900	1,200	6,200		18,200	7,960				

Table NR3:

**“B” USE GROUP OFFICE: Actual Developments by Year that CO’s Were Issued
(3 jobs/1,000 sq ft)**

	2004-2006 Total (Sq Ft)	Jobs
Total New Development	78,677	236
Total Demolitions		
NET GROWTH	78,677	236

Table NR4:

**“M” USE GROUP RETAIL: Actual Developments by Year that CO’s Were Issued
(1 job/1,000 sq ft)**

	2004-2006 Total (Sq Ft)	Jobs
Total New Development	4,106	4.1
Total Demolitions		
NET GROWTH	4,106	4.1

Table NR5:

**“E” USE GROUP EDUCATION: Actual Developments by Years that CO’s Were Issued
(1 job/1,000 sq ft)**

	2004-2006 Total (Sq Ft)	Jobs
Total New Development	127,795	127.8
Total Demolitions		
NET GROWTH	127,795	127.8

Table NR6:

**“A-1” USE GROUP ASSEMBLY: Actual Developments by Years that CO’s Were Issued
(2 jobs/1,000 sq ft)**

	2004-2006 Total (Sq Ft)	Jobs
Total New Development	2,400	4.8
Total Demolitions		
NET GROWTH	2,400	4.8

Table NR7:

**“R1” USE GROUP HOTELS: Actual Developments by Years that CO’s Were Issued
(.8 job/1,000 sq ft)**

	2004-2006 Total (Sq Ft)	Jobs
Total New Development	38,466	30.8
Total Demolitions		
NET GROWTH	38,466	30.8

Table NR8: Summary Table Total Actual Growth (in jobs), 2004-2006

	Jobs
Net Jobs – Office (Table NR3)	209.6
Net Jobs – Retail (TableNR4)	4.1
Net Jobs – Education (TableNR5)	127.8
Net Jobs – Assembly (TableNR6)	4.8
Net Jobs – Hotel (TableNR7)	30.8
TOTAL NET GROWTH for 2004 -2006	377.1

Table NR9: Developments and Anticipated Developments based on CO’s Anticipated to be Issued January 1, 2007 to January 1, 2014 for Office (3 jobs/1,000 square feet)

	Total (Sq. Ft.)	Jobs
Approved Development Applications		
Beckfield Holdings	5,480	16.4
Coldwell Banker	8,952	26.9
Mullica Hill Medical Center	98,021	294.1
Sole Luna	2,910	8.7
Pending Development Applications		
Charles Marsteller	2,200	6.6
Anticipated Development Applications		
Other Projected Development		
TOTAL NEW DEVELOPMENT		
TOTAL DEMOLITIONS		
NET GROWTH	117,563	352.7

Table NR10: Developments and Anticipated Developments based on CO’s Anticipated to be Issued January 1, 2007 to January 1, 2014 for Retail (1 jobs/1,000 square feet)

	Total (Sq. Ft.)	Jobs
Approved Development Applications		
Wawa	5,940	5.9
Mantec	1,500	1.5
Mullica Hill Medical Center	21,900	21.9
Pending Development Applications		
Anticipated Development Applications		
Other Projected Development		
TOTAL NEW DEVELOPMENT		
TOTAL DEMOLITIONS		
NET GROWTH	29,340	29.3

**Table NR11: Developments and Anticipated Developments based on CO's Anticipated to be Issued
January 1, 2007 to January 1, 2014 for Assembly (A2) (3 jobs/1,000 square feet)**

	Total (Sq. Ft.)	Jobs
Approved Development Applications		
Three Minutes	1,800	5.4
Pending Development Applications		
Anticipated Development Applications		
Other Projected Development		
TOTAL NEW DEVELOPMENT		
TOTAL DEMOLITIONS		
NET GROWTH	1,800	5.4

**Table NR12: Summary Table Total Projected Growth (in jobs),
January 1, 2006 to January 1, 2014**

	Jobs
Net Jobs – (Table NR9)	352.7
Net Jobs – (Table NR10)	29.3
Net Jobs – (Table NR11)	5.4
TOTAL PROJECTED NET GROWTH	387.4

**Table NR13: Total Net Non-Residential Growth in Jobs
(Sum of Actual and Projected Growth) January 1, 2004 to January 1, 2014**

Net ACTUAL Non-Residential Growth (Table NR8)	+	Net PROJECTED Non-Residential Growth (Table NR12)	=	Total Net Non-Residential Growth (in jobs)
377.1	+	387.4	=	764.5

**Table NR14:
Affordable Housing Unit Obligation Generated by Non-Residential Development**

	Total
Table NR13 Total	764.5
Divided by 25	30.6

TOTAL PROJECTED AFFORDABLE HOUSING OBLIGATION

**Table T1:
Total Projected Affordable Housing Obligation Generated by Residential and Non-residential
Development 2004-2014**

	Total
Table R8 Residential	213.75
Table NR14 Non-Residential	30.6
Total	244.35