
Housing Plan Element and Fair Share Plan

Township of Lebanon
Hunterdon County, New Jersey

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2010 Housing Plan Element and Fair Share Plan for Lebanon Township

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Introduction

The overriding policy of the Housing Plan Element of the Master Plan is to ensure the provision of a variety of housing opportunities sufficient to address the needs of the community and the region, including the need for affordable housing, while at the same time respecting the density limits of the Highlands Element Land Use Plan, the resource constraints applicable to the Highlands Area, and the numerous other policies, goals and objectives set forth by the Township Master Plan. The Housing Plan Element furthers the zoning purposes of the Municipal Land Use Law (MLUL) at NJSA 40:55D-2, specifically 2a, 2e, 2g and 2l, and fulfills the requirements of the New Jersey Fair Housing Act (NJSA 52:27D-301 et seq., which in keeping with the New Jersey Supreme Court doctrine, as expressed in the “Mount Laurel” decisions, recognizes that every municipality in a “growth area” has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for provision of a fair share of its region’s present and prospective needs for housing for low- and moderate-income families.

Goals and Objectives

In furtherance of the Township’s efforts to ensure sound planning, this Plan incorporates the following goals and objectives with respect to future housing in the Highlands Area:

1. To the extent feasible, the zone plan will guide anticipated new residential development into compact, center-based projects (optional addition: incorporating a mix of housing types and/or mixed residential/commercial uses).
2. To provide a realistic opportunity for the provision of the municipal share of the region’s present and prospective needs for housing for low- and moderate-income families.
3. To the maximum extent feasible, to incorporate affordable housing units into any new residential construction that occurs within the Highlands Area including any mixed use, redevelopment, and/or adaptive reuse projects.
4. To preserve and monitor existing stocks of affordable housing.
5. To reduce long term housing costs through:
 - a. The implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common sense practices such as recycling and re-use.

- b. The promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
 - c. Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
6. To use a smart growth approach to achieving housing needs:
- a. Use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation.
 - b. Support a diverse mix of housing that offers a wide range of choice in terms of value, type and location. In addition, seek quality housing design that provides adequate light, air, and open space.
 - c. Target housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them.

Calculation of Fair Share

The affordable housing obligation is cumulative and includes the affordable housing need for the period 1987 to 2018. The affordable housing obligation consists of three components: the rehabilitation share; the prior round obligation (1987 to 1999); and, growth share (2004 to 2018).

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 F of N.J.A.C. 5:97-1 et seq. (the COAH third round substantive rules). The rehabilitation share for the Township is 20 units. Since the Township has provided at least one unit since the April 1, 2000 US Census, the rehabilitation share is now 19 units. In the original third round substantive rules the Township's rehabilitation share was one unit. The Township is interested in learning how this adjustment or discrepancy occurred.

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 adjusted. The Township's new construction obligation remained the same at 27 units in the 2004 COAH regulations. However, in the 2008 COAH regulations this obligation was increased to 28 units.

As with the rehabilitation obligation it is unclear to the Township how this adjustment or discrepancy occurred.

Credits/Reductions from Prior Round Obligation

The Township is eligible for the following credits and reductions from its prior round obligation of 27 or 28 units:

Category/Development	Total Affordable Units	Rental Credits	Age-Restricted units	Housing Unit Credits
Regional Contribution Agreements	10			10
Freedom House Alternative Living Arrangement	10	7		17
Total				27

Based on the above analysis, the Township has provided for 27 units to address its prior round obligation, and therefore has a zero or one unit obligation to carry forward into the Third Round.

Residential Growth Share

The Township has indicated in the past that it will address the growth share obligations established under the RMP, and reasserts that finding here.

Appendix A includes a series of Tables comparing the project growth share obligation under COAH regulations to that under the Highlands Resource Management Plan (RMP). These Tables include the following: Summary of Worksheet Comparison; Growth Projection Adjustment-Actual Growth; Affordable and Market-Rate Units Excluded from Growth; COAH Growth Projections and Highlands Buildout Data; and, Comparative Analysis Detail for Lebanon Township. The residential growth share is calculated based on residential certificates of occupancy issued from January 1, 2004 to December 31, 2008 and projected to December 31, 2018.

Both the residential certificates of occupancy actually issued from January 1, 2004 to December 31, 2008 and the projected certificates of occupancy to December 31, 2018 are divided by 5 to create the residential growth share obligation of 10.2 affordable units in the Comparative Analysis Detail for Lebanon Township in Appendix A. If CO's actually issued through the end of 2008 are divided by 4 and the projected CO's from 2009 to 2018 are divided by 5 the residential growth share obligation changes to 11.75 affordable units.

Nonresidential Growth Share

The nonresidential growth share is based on one affordable unit for each new 16 jobs created in the Township. The Highlands Growth Projection Adjustment and Highlands Buildout Data

indicate that nine new jobs will be created in the Township between January 1, 2004 and December 31, 2018, resulting in a non-residential growth share of 0.56 of an affordable unit.

Total Fair Share

The Township's fair share obligation based on growth share is 11 (10.76) affordable units according to the worksheets provided by the Highlands Council. Combined with the prior round obligation of one affordable unit and the rehabilitation share of 19 affordable units the total fair share obligation is 31 units.

Fair Share Plan

In the previous section a fair share (growth share) number of 11 or 12 units has been established. The following outlines how this number will be addressed.

Regional Affordable Housing Development Planning Program (RAHDPP)

Reforms to the Fair Housing Act signed into law on July 17, 2008 provide regional planning entities with new opportunities to identify and coordinate affordable housing based on regional planning considerations (NJSA 52:27D-329.9) through the transfer of up to 50 percent of a municipality's affordable housing obligation. The Highlands Water Protection and Planning Council (Highlands Council) is one of the regional entities identified in the legislative amendment. The Highlands Council and COAH have developed guidelines to assist municipalities located in these areas that wish to participate in such a regional program.

In its initial petition for plan conformance in December 2009 the Township notified the Highlands Council of its interest in the program. The Township suggests that the Council establish a priority system for sending municipalities based on the percentage of a municipality's land area within the Highlands Preservation Area.

Municipally Sponsored Market to Affordable Program

The Township is proposing to utilize an existing residential care facility as part of a municipally sponsored market to affordable program, as permitted by COAH rules. Residential care facilities sponsored by a municipality are subject to a number of provisions within the COAH rules, most notably NJAC 5:97-6.10, Supportive and special needs housing; 5:97-6.7, Municipally sponsored and 100 percent affordable developments; and, 5:97-6.9, Market to affordable program. A memo has been submitted to COAH to confirm my interpretation of how these regulations interact.

Possibly the most difficult standard to address is 5:97-6.10, which indicates that all bedrooms shall be affordable to low-income households. The maximum rent for a low-income household is either \$771/month or \$826/month depending on how the occupancy standard is interpreted. Since 15 of the 17 bedrooms at Hunterdon Hills are two-person bedrooms, the corollary question for COAH is whether the maximum rent is per person or per bedroom.

The other important provision is 5:97-6.9(b)3, which indicates that the municipality shall provide a minimum of \$30,000 per unit to subsidize each low-income unit (bedroom in this case). Thus, the minimum cost to the Township for 6 units (bedrooms) is \$180,000.

Accessory Apartments

The COAH rules for the third round indicate that a municipality may use up to 10 accessory apartments to address the municipal housing obligation (NJAC 5:97-6.8). Accessory apartments shall be available only to low income households, and the municipality must provide at least \$20,000 per unit to subsidize the creation of a moderate-income accessory apartment and

\$25,000 per unit to subsidize the creation of a low-income accessory apartment. The Township is proposing six accessory apartments as part of the fair share plan. Not more than 50% of the accessory apartments may be age-restricted, and the accessory apartments count towards the municipality's rental housing requirement. As with a possible RAHDPP, the Township intends to fund this program from development fees in its Affordable Housing Trust Fund or from funds secured through the payment in lieu of construction. If these sources of funding should be insufficient to fund the entire program, then the Township intends to bond for any shortfall. Development of units under this program shall be consistent with the Highlands Regional Master Plan (HRMP).

Rehabilitation Program

As indicated previously, in the original third round substantive rules the Township's rehabilitation share was one unit. The Township is interested in learning how this adjustment or discrepancy occurred. The Township will continue its existing rehabilitation program in the future if it is established that such a program is necessary.

Rental Housing

The COAH rules indicate that at least 25 percent 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 percent of the rental housing obligation addressed within the municipality may be age-restricted housing (NJAC 5:94-4.20(f)). As outlined above, the Township proposes to address the rental component through the market to affordable/municipally sponsored and accessory apartment programs.

Growth Share Ordinance

The Township has prepared a draft growth share ordinance to address potential residential and nonresidential development. The draft growth share ordinance requires either construction of the affordable housing obligation on-site, or a payment in lieu of construction. Since the issue of growth share ordinances is in a state of flux, the Township will await further developments before preparing revisions to the draft ordinance. The payments in lieu of construction will be utilized to fund affordable housing activities within the Township, such as the accessory apartment program.

Development Fee Ordinance

The Township has prepared an amended development fee ordinance that increases the fee to 1% of the equalized assessed value for residential development and 2% of the equalized assessed value for nonresidential development. Since the issue of development fee ordinances is in a state of flux, the Township will await further guidance before preparing revisions to the draft ordinance. The Township will utilize these funds for the affordable housing program outlined above.

Additional Potential Projects

The Township also is considering other projects for the production of affordable housing. Given the fact that the Township has 99.97 percent of its land area in the Highlands Preservation Area, its options are limited. However, the Township may consider providing a group home in an existing dwelling if the appropriate property becomes available; or, may enter into a municipal partnership with another municipality.

Summary

In summary, the Township proposes to address its fair share obligation of 30 or 31 affordable units with the following fair share plan:

Category	Units
Municipally Sponsored Market to Affordable Program	6
Accessory Apartments	6
Rehabilitation Program	19
Total	31

Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census, with data reflecting conditions in 2000.

According to the 2000 Census, the Township had 2,020 housing units, of which 1,963 (97%) were 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 consisted of one-family, detached dwellings (94% of the total, compared to 74% in the County), there were 112 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 12%, compared to 19.5% in Hunterdon County and 34% in the State.

TABLE 1: Units in Structure by Tenure

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	57	1,851	1,681	170
1, attached	0	9	9	0
2	0	74	12	62
3 or 4	0	0	0	0
5+	0	0	0	0
Other	0	0	0	0
Mobile home or trailer	0	29	12	17
Total	57	1,963	1,714	249

Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) for Township, QT-H10 and QT-H5.

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. Approximately 66% of the owner-occupied units in the Township have been built since 1960, and 94% of all units built since 1960 were owner-occupied. Interestingly, the highest rate of renter occupied units was built before 1960, although 10% of all occupied units built between 1990 and 2000 were renter-occupied.

TABLE 2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
1990-2000	316	15.6	0	316	284	32
1980-1989	167	8.3	22	145	145	0
1970-1979	412	20.4	4	408	401	7
1960-1969	332	16.4	0	332	301	31
1950-1959	185	9.2	0	185	144	41
1940-1949	194	9.6	0	194	154	40
Pre-1940	414	20.5	31	383	285	98

Source: 2000 U.S. Census, STF-3 for Township, QT-H7.

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. The Township had a much larger percentage of units built between 1960-1979 than did the County or State, and a smaller percentage of units built between 1980-1989, although the Township was very similar to the County and State in pre-1940 construction and similar to the County in the 1990s. These differences are highlighted in the median year of construction.

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

Year Built	%		
	Lebanon Township	Hunterdon County	New Jersey
1990 – 2000	15.6	17.1	10.5
1980 – 1989	8.3	22.4	12.4
1970 – 1979	20.4	15.1	14.0
1960 – 1969	16.4	10.2	15.9
1940 – 1959	18.8	13.2	27.1
Pre-1940	20.5	21.9	20.1
Median Year	1967	1973	1962

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

The 2000 Census documented 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 housed smaller households, with 68% of renter-occupied units having 2 persons or fewer compared to 48.5% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 62% having two bedrooms or fewer, compared to 14% 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	306	190	116
2 persons	696	642	54
3 persons	381	351	30
4 persons	358	316	42
5 persons	164	157	7
6 persons	23	23	0
7+ persons	35	35	0
Total	1,963	1,714	249

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

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	20	1	0	20	0	20
1 bedroom	41	2	0	41	12	29
2 bedrooms	356	17.6	28	328	223	105
3 bedrooms	907	44.9	25	882	823	59
4 bedrooms	587	29.1	0	587	551	36
5+ bedrooms	109	5.4	4	105	105	0

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

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2000 to those of the County and State. The Township's average household size for owner-occupied units was slightly higher than those of the State and Hunterdon County. The average household size for renter-occupied units was lower than for the State but higher than the County.

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

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Lebanon Township	2.79	2.86	2.32
Hunterdon County	2.69	2.81	2.11
New Jersey	2.68	2.81	2.43

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

The distribution of bedrooms per unit, shown in Table 7, indicates that the Township contained fewer small units (none or one bedroom) than the County or State in 2000 and significantly more two and three bedroom units than either the County or State. The Township had more four or more bedroom units than the State but fewer than the County.

TABLE 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Lebanon Township	3%	62.5%	34.5%
Hunterdon County	9.2%	53.7%	37.1%
New Jersey	18.3%	59.2%	22.6%

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

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 the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In the first Two Rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and, water. In the Round Three rules, COAH has reduced this to three indicators, which in addition to age of unit (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

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 the above indicators of housing quality. The Township had fewer units with inadequate plumbing than the State but more than the County. The Township also had more units with inadequate kitchen's than the County or the State.

TABLE 8: Housing Quality for Township, County, and State

Condition	-----%-----		
	Lebanon Township	Hunterdon County	New Jersey
Inadequate plumbing ¹	0.5%	0.4%	0.7%
Inadequate kitchen ¹	0.9%	0.2%	0.8%

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

The last factors used to describe the municipal housing stock are the housing values and gross rents for residential units. With regard to values, the 2000 Census offers a summary of housing values, seen in Table 9, which indicate that 63.1% of all residential properties in the Township were valued at \$200,000 or more.

TABLE 9: Value of Owner Occupied Residential Units

Value	Number of Units	%
\$0 – 50,000	0	0%
\$50,000 – 99,999	23	1.5%
\$100,000 – 149,999	190	12.8%
\$150,000 – 199,999	335	22.5%
\$200,000 – 299,999	602	40.5%
\$300,000 – 499,999	296	19.9%
\$500,000 – 999,999	32	2.2%
\$1,000,000 +	8	0.5%

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

The data in Table 10 indicate that in 2000 virtually all housing units rented for more than \$500/month with the largest percentage, 60.9%, found between \$750 and \$1,499 per month, and 39% of the units renting for \$1,000/ month or more.

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

Monthly Rent	Number of Units	-----%-----
Under \$200	0	0.0%
\$200 – 299	0	0.0%
\$300 – 499	10	4.7%
\$500 – 749	24	11.2%
\$750 – 999	75	35.4%
\$1,000 – 1,499	54	25.5%
\$1,500 or more	29	13.6%

Note: Median gross rent for Lebanon Township is \$871.

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

The data in Table 11 indicate that in 2000 there were 57 renter households earning less than \$35,000 annually. At least 53 of these households were paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs. All 36 renter households that made under \$20,000 annually were paying more than 35% for gross rent.

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	18	0	0	0	0	10	8
\$10,000 – 19,999	18	0	0	0	0	18	0
\$20,000 – 34,999	31	0	0	0	9	16	6
\$35,000 +	145	66	31	26	10	6	6

Source: 2000 U.S. Census, SF-3 for Township, QT-H13.

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 Census data provide a wealth of information concerning the characteristics of the Township's population in 2000.

The 2000 Census indicates that the Township had 5,816 residents, or 137 more residents than in 1990, representing a population increase of approximately 2.4%. The Township's 2.4% increase in the 1990's compares to a 13.2% increase in Hunterdon County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. The younger age class (0-4) was relatively evenly split between males and females, while males predominated in the 5-19, 20-34, 55-69 classes, and females predominated in the 35-54 and the 70+ classes.

TABLE 12: Population by Age and Sex

Age	Total Persons	Male	Female
0-4	352	161	191
5 – 19	1,245	647	598
20 – 34	765	392	373
35 – 54	2,112	1,041	1,071
55 – 69	847	436	411
70 +	495	192	303
Total	5,816	2,869	2,947

Source: 2000 U.S. Census, SF-1 for Township, QT-P1.

Table 13 compares the Township to the County and State for the same age categories. The principal differences among the Township, County, and State occur in the 20-34 and 55-69 age categories. The Township had a lower percentage of 20-34 year olds than the County or State, while the Township's 55-69 year old category was higher than the County and State. In the 5 to 19 age category, the school age category, the Township slightly exceeded the County and State.

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

Age	Lebanon Township	Hunterdon County	New Jersey
0-4	6.1%	6.6%	6.7%
5 – 19	21.4%	20.9%	20.4%
20 – 34	13.2%	15.4%	19.9%
35 – 54	36.4%	37.3%	30.9%
55 – 69	14.6%	12.7%	12.4%
70 +	8.6%	7.2%	9.7%
Median	40.3	38.8	36.7

Source: 2000 U.S. Census, SF-1 for Township, County, and State. QT-P1.

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

TABLE 14: Persons in Household

Household Size	Number of Households
1 person	305
2 persons	696
3 persons	384
4 persons	353
5 persons	163
6 persons	42
7 or more persons	20

Source: 2000 U.S. Census, STF-1 for Township, QT-P10.

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

Household Size	Lebanon Township	Hunterdon County	State
1 person	15.5%	20%	24.5%
2 persons	35.5%	33.8%	30.3%
3 persons	19.6%	17.2%	17.3%

4 persons	18.0%	18.9%	16.0%
5 persons	8.3%	7.5%	7.5%
6 persons	2.1%	1.9%	2.7%
7 or more persons	1.0%	0.7%	1.7%
Persons per household	2.79	2.69	2.68

Source: 2000 U.S. Census, SF-1 for Township, County, and State, QT-P10.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 1,556 family households in the Township and 407 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 had more family households than the County or State (81% for the Township, 75.2% for the County, and 70.3% for the State).

TABLE 16: Persons by Household Type and Relationship

	Total
In family Households:	1,556
Spouse	1,395
Child	1,386
In Non-Family Households:	407
Male householder:	205
Living alone	147
Not living alone	58
Female householder:	202
Living alone	158
Not living alone	44
In group quarters:	342
Institutionalized:	328
Correctional institution	0
Nursing homes	52
Mental hospitals	248
Juvenile institutions	28
Other institutions	0
Non-institutionalized	14

Source: 2000 U.S. Census, SF-1 for Township, QT-P10, QT-P11 and QT-P12.

Table 17 provides 1999 income data for the Township, County, and State. The Township's per capita and median incomes were higher than those of the State but less than the County. The definitions used for households and families in Table 17 are similar to those identified in the description of Table 16, so that the households figure in Table 17 includes families.

TABLE 17: 1999 Income for Township, County, and State

Jurisdiction	Per Capita Income (\$)	Median Income (\$)	
		Households	Families
Lebanon Township	30,793	77,662	86,145
Hunterdon County	36,370	79,888	91,050
New Jersey	27,006	55,146	65,370

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

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2000. The determination of poverty status and the associated income levels was based on the cost of an economy food plan and ranged from an annual income of \$9,570 for a one-person family to \$32,390 for an eight-person family (three-person family is \$16,090) (determined for 2005). According to the data in Table 18, the Township has proportionately fewer persons and families qualifying for poverty status than the County or State. However, the percentages in Table 18 translate to 112 persons, but only 16 families, in poverty status. Thus, the non-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 (%)
Lebanon Township	2.0%	1.0%
Hunterdon County	2.6%	1.6%
New Jersey	8.5%	6.3%

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

The U.S. Census includes a vast array of additional demographic data that provide interesting insights into an area's population. For example, Table 19 provides a comparison of the percent of persons who moved into their homes between the years 1995-1998; this is a surrogate measure of

the mobility/stability of a population. The data indicate that the percentage of year 2000 Township residents residing in the same house in 1995 exceeded that of the County and State.

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

Jurisdiction	Percent living in same house in 1995-1998
Lebanon Township	23.8%
Hunterdon County	27.1%
New Jersey	27.7%

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

Table 20 compares the educational attainment for Township, County, and State residents. These data indicate that the percentage of Township residents with a high school diploma or more exceeds the County and State, and those with a bachelors' degree or higher exceed the State.

**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
Lebanon Township	94.1%	37.0%
Hunterdon County	91.5%	41.8%
New Jersey	82.1%	29.8%

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

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 had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit, although a larger percentage carpools than the remainder of the County. Of the 6.7% of workers who resided in the Township and used other means of transportation to reach work, 78% (or 156 workers) worked at home and 22% (or 44 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
Lebanon Township	83.8%	8.6%	1.0%	6.7%
Hunterdon County	82.5%	7.3%	1.7%	8.4%
New Jersey	73%	10.6%	9.6%	6.7%

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

Projection of Municipal Housing Stock

NJAC 5:97-1 et seq., COAH's substantive rules which became effective on October 20, 2008, include in Appendix F(2) growth projections for residential and nonresidential development for the period from 2004 to 2018. These projections indicated that the Township would add 153 new residential units. However, the build-out analysis prepared by the Highlands Council indicated the Township has the capacity for 20 new residential units.

Municipal Employment Projections and Characteristics

Employment 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 factor to the value of non-residential ratables. Now in the adopted 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.

The same citation from COAH's substantive rules cited in the above section projected that the Township would add 73 new jobs. On the other hand, the build-out analysis prepared by the Highlands Council indicated that the Township would add a total of 9 jobs.

In contrast to these employment projections, the North Jersey Transportation Planning Authority (NJTPA), which is the official Metropolitan Planning Organization for the Township, has developed the forecasts provided in the below Table. The figures for 2000 through 2030 were published by the NJTPA in March 2005, while the figure for 2035 was published in August 2009. Instead of the growth in employment of 1,530 jobs between 2005 and 2030, or 66 percent, that was forecast in 2005, the NJTPA is now forecasting a static employment in 2035 at the same level as the 2005 employment.

Lebanon Township Employment Forecast for 2000-2035

Year	Employment
2000	2,290
2005	2,310
2010	2,420
2015	2,660
2020	3,000
2025	3,360
2030	3,840
2035	2,310

Source: NJTPA Approved Municipal Employment Forecasts. The figures for 2000 to 2030 were published in March 2005 while the figure for 2035 was published in August 2009.

Employment Characteristics

The 2000 U.S. Census publishes detailed employment figures for Township residents, most of which is based on the sample questionnaire provided by the Census Bureau. The place of work for Township residents at the State and County level is provided in the following Table. Approximately 97.4 percent of Township residents 16 years and older work in New Jersey, and of those approximately 40 percent work in Hunterdon County.

Place of Work for Township Residents 16 Years and Older – State and County Level

	Workers
Total:	3,004
Worked in state of residence	2,925
Worked outside state of residence	79
Worked in county of residence	1,169
Worked outside county of residence	1,756

Source: 2000 U.S. Census, SF-3 for Township, County, and State, P-26

Also, for Township residents who are employed and 16 years and older, approximately 54 percent are male and 46 percent female.

Summary of Adjusted Growth Share Projection Based On Land Capacity (Introduction to Workbook D)

Municipality Code: 1019

[Muni Code Lookup](#)

Municipality Name: Lebanon Township

This workbook is to be used for determining the projected Municipal Growth Share Obligation by comparing growth projected by COAH with actual growth based on certificates of occupancy that have been issued from 2004 through 2008 and the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process. Data must be entered via the "tabs" found at the bottom of this spreadsheet which may also be accessed through the highlighted links found throughout the spreadsheet. This workbook consists of five worksheets that, when combined on this introduction page, provide a tool that allows the user to enter exclusions permitted by N.J.A.C. 5:97-2.4 to determine the projected Growth Share Obligation. COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules, Highlands Council build-out figures based on Mod 2 Reports and actual growth based on COs as published by the DCA Division of Codes and Standards in The Construction Reporter are imported automatically upon entry of the Municipal Code.

[Click Here to enter COAH and Highlands Council data](#)

Municipalities seeking to request a revision to the COAH-generated growth projections based on opting in to the Highlands RMP may do so by providing this comparative analysis of COAH and RMP build-out projections. After completing this analysis, the growth projections may be revised based on the Highlands RMP build-out analysis. Actual growth must first be determined using the Actual Growth worksheet. The RMP adjustment applies only to RMP capacity limitations that are applied to growth projected from 2009 through 2018.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Enter Permitted Exclusions](#)

[Click Here to View Detailed Results from Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share	Growth Share Based on Highlands RMP
Residential Growth	153	51
Residential Exclusions	0	0
Net Residential Growth	153	51
Residential Growth Share	30.60	10.20
Non-Residential Growth	73	9
Non-Residential Exclusions	0	0
Net Non- Residential Growth	73	9
Non-Residential Growth Share	4.56	0.56
Total Growth Share	35	11

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Lebanon Township may file this Workbook and use a Residential Growth Share of 10.2 plus a Non-residential Growth Share of 0.56 for a total Highlands Adjusted Growth Share Obligation of 11 affordable units

The following chart applies the exclusions permitted pursuant to N.J.A.C 5:97-2.4 to both the COAH growth projections and the projected growth that results from the Highlands RMP build-out analysis plus actual growth for the period January 1, 2004 through December 31, 2008.

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[Return to Exclusions](#)

[Return to Exclusions](#)

COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: Lebanon Township

The COAH columns have automatically been populated with growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. The Highlands RMP Build-out columns have automatically been populated with residential and non-residential build-out figures from the municipal build-out results with resource and utility constraints found in Table 4 of the RMP Module 2 report. Always check with the Highlands Council for updates. If figures have been updated, enter updated build-out results. Use the Tabs at the bottom of this page or the links within the page to toggle to the exclusions worksheet of this workbook. After entering all relevant exclusions, toggle back to the introduction page to view the growth share obligation that has been calculated based on each approach.

COAH Projections

From Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq.
Allocating Growth To Municipalities

Residential	Non-Residential
153	73

Highlands RMP Buildout Analysis

From Module 2

Table 4 – Municipal Build-Out Results With Resource and Utility Constraints
Updated as of October 2, 2009

	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	0	0
Septic System Yield	20	0	20
Total Residential Units	20	0	20
Non-Residential Jobs – Sewered	0	0	0

Note: Always check with the Highlands Council for updated municipal Build-out numbers. Enter build-out figures in the appropriate boxes only if revised figures have been provided by the Highlands Council.

[Click Here to link to current Mod 2 Build-Out Reports](#)

[Proceed to Enter Prior Round Exclusions](#)
[Retrun to Enter Actual Growth](#)
[Return to Main Page \(Workbook D Intro\)](#)

Growth Projection Adjustment - Actual Growth

Actual Growth 01/01/04 to 12/31/08

Municipality Name: Lebanon Township

Residential COs Issued

As Published by D C S 31

Per Municipal Records (if different) 31

Qualified Residential Demolitions

Note: To **qualify** as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See N.J.A.C. 5:97-2.5(a)1.v.) A Certification Form must be completed and submitted for each qualifying demolition.

[Get Demolition Certification Form](#)

Non-residential CO's by Use Group	Square Feet Added (COs Issued) As Published by D C S	Square Feet Added (COs Issued) per Municipal Records (if different)	Square Feet Lost Demolition Permits Issued)	Jobs Per 1,000 SF	Total Jobs
B	2,365	2,365		2.8	6.62
M	0	0		1.7	0.00
F	0	0		1.2	0.00
S	2,304	2,304		1.0	2.30
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	0	0		3.2	0.00
A3	0	0		1.6	0.00
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	0	0		0.0	0.00
I	0	0		2.6	0.00
R1	0	0		1.7	0.00
Total	4,669	4,669	0		8.93

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[Proceed to COAH Data and RMP Module 2 Build-out Data](#)

[Proceed to Exclusions Tab](#)

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Lebanon Township

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	0
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04
N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if affordable units are rentals)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		0	0	0	0

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development
N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
Total	0	0

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