

TEWKSBURY TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

HOUSING ELEMENT
FAIR SHARE PLAN
[THIRD ROUND]

Adopted: October 5, 2016

Prepared by the
Tewksbury Land Use Board
with assistance from Banisch Associates, Inc.
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The original of this document has been signed and sealed pursuant to N.J.A.C. 13:41-1.3

Township of Tewksbury
Land Use Board – 2016

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I. INTRODUCTION

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law, specifically N.J.S.A. 40:55D-28b(3), to address Tewksbury Township's cumulative housing obligation for the period commencing in 1987 and extending to June 30, 2025. This Plan has also been prepared pursuant to the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.) which outlines the mandatory requirements for a Housing Plan Element, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents and a discussion of municipal employment characteristics. As required by the New Jersey Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community's Master Plan.

The Township of Tewksbury received substantive certification of its Housing Element and Fair Share Plan for the first round on March 21, 1988. Tewksbury submitted its petition for substantive certification for the third round Housing Element and Fair Share Plan on June 8, 2010 which was deemed complete by COAH on April 8, 2011.

Tewksbury Township is located entirely within the Highlands Region. On November 10, 2008 the Township Committee adopted Resolution #142-2008 giving notice of its intent to petition the Highlands Council for plan conformance for all lands lying within the Preservation Area (13,469 acres, 66.3 percent of the Township). On April 24, 2012 the Township Committee adopted Ordinance #03-2012 authorizing Highlands plan conformance for the lands lying within the Planning Area (6,857 acres, 33.7 percent of the Township). On September 3, 2014 the Township's Land Use Board adopted the Highlands Master Plan Element and continues to fulfill the remaining Highlands plan conformance requirements, including the adoption of the Highlands Land Use Ordinance on October 13, 2015.

COAH adopted the third round rules in 2004 (N.J.A.C. 5:94 Procedural and N.J.A.C. 5:95 Substantive) which subsequently were invalidated by an Appellate Division decision on January 25, 2007. COAH then adopted modified rules in June 2008 (N.J.A.C. 5:96 Procedural and N.J.A.C. 5:97 Substantive) which, in turn, were followed

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by additional legal challenges. In a decision issued on October 8, 2010 the Appellate Division invalidated a number of provisions in N.J.A.C. 5:97 including its central component, the “growth share” methodology; a decision later upheld by the New Jersey Supreme Court on September 26, 2013. COAH again drafted revised third round rules (N.J.A.C. 5:98 Procedural and N.J.A.C. 5:99 Substantive) which were to apply to a period commencing on November 17, 2014, however; COAH deadlocked on a vote to officially adopt the current version of the rules at its October 20, 2014 meeting, which resulted in the March 15, 2015 decision by the N.J. Supreme Court [In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing]to remove COAH from the process and placing jurisdiction back with the courts.

This new Housing Element and Fair Share Plan for Tewksbury Township utilizes the affordable housing obligation as determined by Econsult Solutions in their report entitled *New Jersey Affordable Housing Need and Obligations*, dated May 16, 2016. The Township’s affordable housing obligation per that report is as follows:

Prior Round (1987-1999)	119
Prospective Need (2014-2024)	65
<u>Present Need (Rehabilitation)</u>	<u>0</u>
Initial Summary Obligation	184

Tewksbury Township acknowledges the prospective housing obligation utilized in this Housing Element and Fair Share Plan may change as a result of a decision by a court of competent jurisdiction. The Township likewise reserves the right to conduct a vacant land analysis for the purpose of establishing a “realistic development potential” and/or seek a “durational adjustment” to one or more sites, including the properties known collectively as the Belle Mead tract in the southerly portion of the Township, in accordance with subchapter 4 of N.J.A.C. 5:93

II. HOUSING ELEMENT

The Municipal Land Use Law, at N.J.S.A. 40:55D-28(d)3 requires a housing plan element to be prepared “...pursuant to section 10 of P.L. 1985, c. 222 (C.52:27D-310), [New Jersey Fair Housing Act] including, but not limited to, residential standards and proposals for the construction and improvement of housing”

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This first part of this HE/FSP will address the Township’s housing stock and demographic characteristics. This is followed by the Fair Share Plan which addresses Tewksbury Township’s affordable housing obligation.

A. INVENTORY OF MUNICIPAL HOUSING UNITS

The primary source of information for the inventory of the Township’s housing stock is the 2010 U.S. Census, with data reflecting conditions in 2010. While many of the datasets used in this analysis reflect the traditional 2010 data, the Census now provides data based on the American Community Survey 1, 3 and 5 year estimates. These sets are used particularly for physical housing characteristics. Because of the new data reporting methods, some differences in table totals may occur.

According to the 2010 Census, the Township had 2,359 housing units, of which 2,178 (92%) 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 (93% of the total, compared to 75.4% in the County), there were 167 units in attached or multi-family structures. The Township had a lower percentage of renter-occupied units, 8%, compared to 15.5% in Hunterdon County and 36% in the State.

Table 1
Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	2,192	181	2,011	1,860	151
1, attached	124	0	124	124	0
2	12	0	12	0	12
3 or 4	18	0	18	18	0
5+	13	0	13	0	13
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	2,359	181	2,178	2,002	176

Source: 2010 ACS 5 year estimates DP-04 and B25032

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Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. The age of Tewksbury’s housing stock depicted 53% of the housing built after 1970. Prior to the 1970’s, the housing stock showed modest increases. Owner-occupied units follow the same pattern as the year structures were built with the majority of owner occupied units being built prior to 1970. Renter occupied units were typically built prior 1970. 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	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2000 - 2010	321	13.6	68	253	240	13
1990 –1999	309	13.1	0	309	289	20
1980 – 1989	300	12.7	0	300	300	0
1970 – 1979	336	14.2	0	336	336	0
1960 – 1969	255	10.8	0	255	179	76
1950 – 1959	236	10	57	179	164	15
1940 – 1949	17	.7	17	17	17	0
Pre-1940	585	24.8	60	529	477	52

Source: 2010 ACS 5 year estimates DP-04 and B25036

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. Tewksbury had a larger percentage of units built prior to 1940 than did the County or State and a smaller percentage of units built between 1940 and 1960.

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

Year Built	%		
	Tewksbury Township	Hunterdon County	New Jersey
2000 – 2010	13.6	9.9	8.4
1990 – 1999	13.1	14.3	8.9
1980 – 1989	12.7	20.9	11.6
1970 – 1979	14.2	14.7	13
1960 – 1969	10.8	9.6	14.2
1940 – 1959	10.7	12.5	25
Pre-1940	24.8	18.1	18.9
Median Year	1973	1977	1965

Source: 2010 ACS 5 year estimates DP-04 and B25035

The 2010 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 70% of renter-occupied units having 2 persons or fewer compared to 52.7% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 32% having two bedrooms or fewer, compared to 10% 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	334	251	83
2 persons	854	805	49
3 persons	379	358	21
4 persons	389	366	23
5 persons	169	161	8
6 persons	48	47	1
7+ persons	16	13	3
Total	2,189	2,001	188

Source: 2010 U.S. Census, SF-1.

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Table 5
Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	0	0	0	0	0
1 bedroom	49	2.1	49	3	46
2 bedrooms	363	15.4	218	203	15
3 bedrooms	638	27	638	581	57
4 bedrooms	918	38.9	882	824	58
5+ bedrooms	391	16.6	391	391	0

Source: 2010 ACS 5 year estimates DP-04 and B25042

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2010 to those of the County and State. The Township's average household size for owner-occupied occupied units was higher than County and State with the renter-occupied being lower than both 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
Tewksbury Township	2.74	2.85	1.52
Hunterdon County	2.62	2.71	2.09
New Jersey	2.72	2.81	2.43

Source: 2010 ACS 5 year estimates DP-04

The distribution of number of bedrooms per unit is shown in Table 7. The Township had considerably fewer units with no or one bedroom and higher units with four or more bedrooms.

Table 7
Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Tewksbury Township	2.1	42.4	55.5
Hunterdon County	9.8	50.9	39.9
New Jersey	17.8	58	24.2

Source: 2010 ACS 5 year estimates DP-04

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In addition to data concerning occupancy characteristics, the 2010 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. 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 had no units with overcrowding or inadequate facilities.

Table 8
Housing Quality for Township, County, and State

Condition	%		
	Tewksbury Township	Hunterdon County	New Jersey
Overcrowding ¹	0	1.3	3.7
Inadequate plumbing ²	0	.5	.5
Inadequate kitchen ²	0	.8	.8

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

²The universe for these factors is all housing units.

Source: 2010 ACS 5 year estimates DP-04

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. In 2010, the median residential housing value was \$614,700 (Table 9) with most of the Township's housing stock falling in the \$500,000 to \$999,999 price range.

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Table 9
Value of Residential Units

Value	Number	%
Less than \$50,000	19	.9
\$50,000 to \$99,999	0	0
\$100,000 to \$149,999	54	2.7
\$150,000 to \$199,999	24	1.2
\$200,000 to \$299,999	44	2.2
\$300,000 to \$499,999	499	24.9
\$500,000 to \$999,999	1097	54.8
\$1,000,000 or more	265	13.2
Median (dollars)	\$614,700	

Source: 2010 ACS 5 year estimates DP-04

Table 10 indicates that in 2010 the majority of renter-occupied units rented in the \$1,000-\$1,499 a month range.

Table 10
Gross Rents for Specified Renter-Occupied Housing Units

Contract Monthly Rent	Number	%
Less than \$200	0	0
\$200 to \$299	0	0
\$300 to \$499	15	8.5
\$500 to \$749	32	18.2
\$750 to \$999	0	0
\$1,000 to \$1,499	102	58
\$1,500 or more	27	15.3
No Cash Rent	0	0
Median (contract rent)	\$1,115	

Source: 2010 ACS 5 year estimates DP-04

The data in Table 11 indicate that in 2010 there were 109 households earning less than \$35,000 annually. A figure of 30% is considered the limit of affordability for housing costs.

Table 11
Household Expense in 2010 by as a Percentage
of Household Income in 2010

Income	Number of Households	Less than 30%	More than 30%
		< \$10,000	40
\$10,000 – 19,999	31	0	31
\$20,000 – 34,999	38	0	38
\$35,000 - \$49,999	110	39	71
\$50,000 - \$74,999	136	55	81
\$75,000 - \$99,999	133	49	84
\$100,000+	1,514	1,276	238

Note: ¹The universe for this Table is specified occupied housing units.
Source: 2010 ACS 5 year estimates C25095

B. 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 2010 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2010.

The 2010 Census indicates that the Township had 5,933 residents, or 392 more residents than in 2000, representing a population increase of approximately 7%. The Township's 7% increase in the 2000's compares to a 5% increase in Hunterdon County and a 4% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. There is a larger male population in the 5-34 age range with female predominance in the 55-70+ categories.

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Table 12
Population by Age and Sex

Age	Total Persons	Male	Female
0 – 4	240	118	122
5 – 19	1,377	695	682
20 – 34	403	205	198
35 – 54	1,984	945	1,039
55 – 69	1,401	704	697
70 +	588	292	296
Total	5,933	2,959	3,034

Source: 2010 U.S. Census, SF-1.

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 20-34 age category where the Township had a smaller proportion than the State. The Township had more persons in the 55-69 age category than the County and State.

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

Age	Tewksbury Township	Hunterdon County	New Jersey
0 - 4	4	4.7	6.2
5 – 19	23.2	21	19.9
20 – 34	6.8	13.1	18.8
35 – 54	33.4	34.2	29.8
55 – 69	23.6	19	15.9
70 +	9.9	8.2	36.5
Median	47.3	43.5	39

Source: 2010 U.S. Census, SF-1.

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 is similar to the County in terms of the distribution of household sizes by having more households of one to four persons and less households with five or more persons.

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Table 14
Persons in Household

Household Size	Total Units
1 person	334
2 persons	859
3 persons	379
4 persons	389
5 persons	169
6 persons	48
7+ persons	16
Total	2,189

Source: 2010 U.S. Census, SF-1.

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

Household Size	Township	County	State
1 person	15.3	22	25.2
2 persons	39	33.9	29.8
3 persons	17.3	17.1	17.4
4 persons	17.8	17.3	15.7
5 persons	7.7	6.9	7.2
6 persons	2.2	1.9	2.7
7 or more persons	.7	.8	1.9
Persons per household	2.74	2.62	2.68

Source: 2010 U.S. Census, SF-1.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 5,476 persons in family households in the Township and 517 persons in 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.

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Table 16
Persons by Household Type and Relationship

	Total
In family Households:	5,476
Spouse	1,598
Child	1914
In Non-Family Households:	517
Male householder:	194
Living alone	139
Not living alone	55
Female householder:	226
Living alone	195
Not living alone	31
In group quarters:	0
Institutional	0
Non-institutional	0

Source: 2010 U.S. Census, SF-1.

Table 17 provides 2010 income data for the Township, County, and State. The Township's per capita and median incomes were higher than those of the State and County.

Table 17
2009 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Tewksbury Township	\$91,282	\$170,024	\$172,071
Hunterdon County	\$50,349	\$106,143	\$125,828
New Jersey	\$36,027	\$71,629	\$87,347

Source: 2010 U.S. Census ACS 5 Year Estimates DP-03

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2010. According to the data in Table 18, the Township had proportionately fewer persons qualifying for poverty status than the County or State.

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Table 18
Poverty Status for Persons and Families for Township,
County, and State (% with 2010 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Tewksbury Township	.9	0
Hunterdon County	4.0	2.3
New Jersey	10.4	7.9

Source: 2010 ACS 5 year estimates DP-03

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table 19 provides a comparison of the percent of households who moved into their current residents in 1999; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of the year 2010 Township residents residing in the same house as in 1999 was greater than that of the County and State.

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

Jurisdiction	Percent living in same house in 1999
Tewksbury Township	50.5
Hunterdon County	49
New Jersey	40.2

Source: 2010 ACS 5 year estimates DP-04

Table 20 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that more Township residents achieved a high school diploma or higher than the County and 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
Tewksbury Township	98.9	62.8
Hunterdon County	94.2	47.6
New Jersey	88.1	35.8

Source: 2010 ACS 5 year estimates DP-02

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The 2010 Census also provides data on the means of transportation which people use to reach their place of work. Table 22 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. Of the 17.6% of workers who resided in the Township and used other means of transportation to reach work, 458 workers worked from home.

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
Tewksbury Township	76.7	3	2.6	17.6
Hunterdon County	81.8	6.3	2.2	9.7
New Jersey	71.9	8.4	10.8	8.9

Source: 2010 ACS 5 year estimates DP-03

The 2010 Census also provided information on resident employment by industry. The predominate industries associated with Township residents are “professional” followed by “education and health care services”.

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Table 22
Employment by Industry

Industry	Persons	%
Civilian employed population 16 years and over	2,771	
Agriculture, forestry, fishing and hunting, and mining	38	1.4
Construction	239	8.6
Manufacturing	330	11.9
Wholesale trade	46	1.7
Retail trade	101	3.6
Transportation and warehousing, and utilities	20	.7
Information	65	2.3
Finance and insurance, and real estate and rental and leasing	317	11.4
Professional, scientific, and management, and administrative and waste management services	682	24.6
Educational services, and health care and social assistance	605	21.8
Arts, entertainment, and recreation, and accommodation and food services	144	5.2
Other services, except public administration	100	3.6
Public administration	84	3

Source: 2010 ACS 5 year estimates DP-03

The employment rate, according to the 2010 census shows that the Township had a lower percentage of people in the labor force than the County or State, as well as lower employment of those in the labor force than the State and County.

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Table 23
Labor Force and Employment

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Tewksbury Township	63.2	58.1	5.1
Hunterdon County	68.8	63.4	5.4
New Jersey	66.6	59.7	6.7

Source: 2010 ACS 5 year estimates DP-03

III. FAIR SHARE PLAN

A. SUMMARY OF FAIR SHARE PLAN

A Fair Share Plan is defined as a “...*plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposed 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...*”²

Affordable Housing Obligation

This Fair Share Plan utilizes the affordable housing obligation for Tewksbury Township established in the *Econsult Solutions* report, dated May 16, 2016 which are as follows:

Prior Round (1987-1999)	119
Prospective Need (2014-2024)	65
<u>Present Need (Rehabilitation)</u>	<u>0</u>
Total Obligation	184

² N.J.A.C. 5:93-1.3

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B. UNITS AND CREDITS ADDRESSING PRIOR ROUND

Tewksbury Township fully addresses its prior round obligation of 119 units with previously approved RCA units in the first and second rounds and existing affordable housing units, including accessory apartments, as follows:

UNITS AND CREDITS TO ADDRESS PRIOR ROUND OBLIGATION

Total prior round obligation	119
RCA units (up to 50% of prior round obligation permitted)	59
Completed rental units:	26
▪ United Cerebral Palsy:	18 units
▪ Peapack Gladstone Bank:	1 unit
▪ Bartles House:	3 units
▪ Delvanthal-Barnstable:	3 units
▪ Hoffman Farm:	1 unit
Accessory apartments:	8 units
Rental bonus credits	26
Remaining Prior Round Obligation	0

1. Perth Amboy Regional Contribution Agreement

Tewksbury entered into an agreement with the City of Perth Amboy to transfer 45 RCA units for \$26,667 a unit in its first round certification. It hence contracted with the City to transfer 26 RCA units for \$20,000 a unit as part of its second round certification. COAH approved both agreements and all funds have been transferred. Per N.J.A.C. 5:93-5.9(e) up to 59 RCA's can be applied to the prior round, however; only 45 RCA credits are proposed with the balance to be applied to the third round.

2. Municipally Sponsored Construction

Tewksbury has two municipally sponsored affordable housing sites. One, consisting of 18 affordable family rental units and operated by United Cerebral Palsy is built and occupied. The other, formerly known as the Norwescap (Cooperative Housing Corporation) project, will be located on Lot 22 in Block 44), will provide 15 family rental units.

3. Accessory Apartments

Tewksbury has a very successful accessory apartment program that has to date produced 25 apartment units. Eight of the units are applied to the prior round and the remaining 17 to the Third Round.

4. Inclusionary Development

The Delvanthal – Barnstable inclusionary development contains 30 units, including three (3) affordable rental units.

5. Rental Obligation

Tewksbury’s rental obligation for the prior round is 29.75, rounded up to 30. The rental obligation is addressed as follows:

PROJECTS TO SATISFY
30 RENTAL UNIT OBLIGATION

Project	Number of units
United Cerebral Palsy	18
Peapack Gladstone Bank	1
Bartles House	3
Delvanthal-Barnstable	3
Hoffman Farm	1
Accessory apartments	4
TOTAL	30

6. Rental Bonus Credits

Tewksbury’s rental obligation for the prior round is 30, thus the Township can obtain up to 30 rental bonus credits. The Township has 26 units that qualify for rental bonus credits, (RCA units do not qualify for rental bonus credits and accessory apartments are not eligible for rental bonus credits unless affordability controls are in place for at least 30 years [5:93-5.9(e)]. As such Tewksbury’s maximum rental bonus credits for the prior round equal 26.

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PROJECTS ELIGIBLE FOR RENTAL BONUS CREDITS

Project	Number of units/credits
United Cerebral Palsy	18
Peapack Gladstone Bank	1
Bartles House	3
Delvanthal-Barnstable	3
Hoffman Farm	1
TOTAL	26

C. PRESENT NEED

The Township does not have a present need (rehabilitation) obligation.

D. UNITS AND CREDITS ADDRESSING PROSPECTIVE NEED

Tewksbury Township will fully address the prospective need of 65 units with the balance of RCA units carried over from the prior round, with existing accessory apartments, with the existing units in the Crossroads at Oldwick development, with the proposed municipally sponsored construction of 15 family rental units, with rental bonus credits, and with the provisions set forth in the Township's land use code to facilitate affordable housing in various residential and nonresidential zone districts.

UNITS AND CREDITS TO ADDRESS PROSPECTIVE NEED (3RD ROUND) OBLIGATION

Total Prospective Need	65
Remaining RCA units	12
Remaining accessory apartments	17
Existing inclusionary zoning: Crossroads at Oldwick (owner-occupied units)	2
Proposed 100% Municipally sponsored: Proposed family rentals (formerly the Norwescap site)	15
Existing Supportive / special needs (Legacy Treatment Services, 110 Old Turnpike Road, Block 28, Lot 16)	5
Rental bonus credits (100% Municipally sponsored site, formerly Norwescap)	16
Total units and credits	67

1. Rental unit obligation

The rental unit obligation is calculated at 25 percent of the prospective need which results in an obligation of 16.25, rounded to 16 units.

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PROJECTS TO SATISFY
16 RENTAL UNIT OBLIGATION

Project	Number of units / credits
Proposed 100% Municipally sponsored: Proposed family rentals (formerly the Norwescap site) <i>Note: Applying 11 of the proposed 15 units for rental bonus credit</i>	11
Existing Supportive / special needs (Legacy group home)	5
TOTAL	16

2. Very-low income obligation

The category of “very low” income (households at less than 30% median income) requires 13 percent of the prospective need equals 8.45 or 8 units.

PROJECTS TO SATISFY
“VERY LOW” OBLIGATION

Project	Number of units / credits
Proposed 100% Municipally sponsored: Proposed family rentals (formerly the Norwescap site) <i>Note: Applying 3 of the proposed 15 units for rental bonus credit</i>	3
Existing Supportive / special needs (Legacy group home)	5
TOTAL	8

3. Age-restricted

The maximum number of age-restricted units is 25 percent of the prospective need which equals 16.25, rounded to 16 units. The Township does utilize any age-restricted units to address its prospective need.

4. Rental bonus credits

Rental bonus credits cannot exceed rental obligation which is 16 units, thus a total of 16 rental bonus credits is sought to be applied to the prospective need obligation.

PROJECTS ELIGIBLE FOR RENTAL BONUS CREDITS

Project	Number of units / credits
Proposed 100% Municipally sponsored: Proposed family rentals (formerly the Norwescap site) Note: Applying 11 of the proposed 15 units for rental bonus credit	11
Existing Supportive / special needs (Legacy group home)	5
TOTAL	16

5. Existing Zoning Options

Tewksbury Township has been proactive in establishing opportunities within various residential zone districts and within one of the commercial districts, the Village Business District, to encourage affordable housing. As set forth in Article VII, Zoning Provisions, within the Tewksbury Township Development Regulations Ordinance, three residential districts (HL Highlands District, LT Lamington District, and FP Farmland Preservation District) permit the conversion of either the existing residential dwelling or an accessory structure on the property to an affordable housing unit.

The PM Piedmont residential zone district allows affordable units as a conditional use. The FP Farmland Preservation District and the R-1.5 Residential District permit community residences, community shelters, and alternative living arrangement housing or two-family dwellings which provide affordable housing as a principal permitted use. And the VB Village Business District allows a second unit within a commercial building where same is dedicated for affordable housing. Tewksbury anticipates additional affordable housing to be generated with these zoning options. The Ordinance standards are as follows:

HL Highlands District (§709)
LT Lamington District (§710)
FP Farmland Preservation District (710.1)

Conversions for Lower Income Housing. For the specific purpose of providing additional opportunities for low and moderate income housing in the Township, lots: (1) whose principal use is for residential purposes, or residential and agricultural purposes; and (2) which have only one dwelling unit (being a single-family dwelling) located thereon, may have the single-family dwelling thereon either converted from a portion of the first, existing single-family dwelling, or from an accessory structure on the lot, provided the following conditions are met:

- a. The maximum floor area of the second dwelling unit shall be 900 square feet and the minimum floor area of neither dwelling, following conversion, shall be less than any then required by the N.J. Housing and Mortgage Finance Agency for funding purposes;
- b. The second dwelling unit shall be rented only, and only to a family which is either a low or a moderate income family at the time of initial occupancy of the unit by the family;
- c. The dwelling unit shall, for a period of at least 10 years from the date of the conversion, be rented only for such rentals as shall be affordable by low or moderate income families;
- d. There shall be a recorded deed or declaration of covenants and restrictions applying to such second dwelling unit running with the land (whose form has been approved by the Township Attorney): (i) limiting its subsequent rental or sale within the requirements of subsections (10)(b) and (c) of this Section; (ii) providing that the owner of the unit at the time of its first being rented to any family shall furnish to the Township Housing Officer documentation (by affidavit or other satisfactory proof) of the rental pertaining to and of the size and income level of the family occupying the unit immediately upon such rental; and (iii) containing such provisions (including controls or affordability) described in the Tewksbury Township Affordable Housing Ordinance, which shall apply for said period of 10 years;

- e. Each dwelling unit on the lot shall have its own exterior means of access which is separate from the other, and shall comply with all applicable construction and health codes;
- f. The potable water supply and sewage disposal system for the dwelling units shall be adequate;
- g. An accessory structure housing a dwelling unit on the lot as permitted under this Section shall meet the front, side and rear yard requirements equal to at least one-half of those required for a principal residential structure for the zoning district in which it is located;
- h. For units in a dwelling, any part of which is located closer than 100 feet to the street line, expanded off-street parking area shall be provided on the lot in a manner that will not have the parking spaces for one dwelling unit blocking those of another.

PM Piedmont District (§710.2)

Conditional Uses. In addition to the standards set forth in this subsection, all conditional uses shall meet other applicable design standards as set forth in Article VIII of this Ordinance.

Low and moderate income housing conforming to the following requirements:

In order to provide additional opportunities for low and moderate income housing and, in particular, to offer an opportunity to the low and moderate income families which include a farm worker, lots having at least 20 acres and whose principal use is a farm may also be permitted to have an accessory building used as a dwelling unit, provided:

- a. Each unit shall comply with the requirements of Section 707, that are not amended in this Section, and the Housing Ordinance.
- b. Each such dwelling unit shall serve as living quarters for an employee of the farm, or the employee and his/her family.
- c. Each such unit shall be a maximum size of two bedrooms and have a maximum floor area of 900 square feet.

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- d. No more than one dwelling unit shall be located in any one converted accessory building.
- e. Each unit shall be located so as to have setbacks twice those required for other farm accessory buildings except no such unit shall be located in any front yard unless it is set back from the street line at least 200 feet.
- f. The number of units (in addition to the principal dwelling) permitted under these provisions shall not exceed one unit per 10 acres, or one unit per 20 horse stalls, or a total of four units per lot, whichever results in the smaller number.
- g. Each unit shall have its own exterior means of access separate from any other unit.
- h. The potable water supply and sewage disposal system for the unit(s) and principal dwelling shall be adequate.
- i. Additional off-street parking shall be made available for each unit in accordance with Section 721.
- j. The property on which the housing is located shall be under Farmland Assessment.

FP Farmland Preservation District (§710.1)
R-1.5 Residential District (§711)

Permitted Principal Uses include:

Community residences; community shelters; and alternative living arrangement housing or two-family dwellings which provide low and/or moderate income housing located on lands owned by the Township, and which are part of the fair share plan of the Township pursuant to the N.J. Fair Housing Act (N.J.S.A. 52.27D-301 et seq.).

VB Village Business District (§716)

Permitted Principal Uses include: A second dwelling unit, in the same building with a permitted business use provided:

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- a. All requirements set forth in subsections B.4.a. and b of this Section are satisfied;
- b. The second dwelling shall be a rental unit;
- c. The second dwelling shall, for a period of at least 10 years from the date of initial occupancy, be rented only at such rent levels affordable by low or moderate income households as defined pursuant to New Jersey's Fair Housing Act;
- d. There shall be a recorded deed or declaration of covenants and restrictions applying to such second dwelling running with the land (whose form has been approved by the Township Attorney), and said deed or declaration shall contain provisions which: (i) limit the rental of the dwelling to the requirements of affordability by low or moderate income households for at least 10 years; (ii) provide that the owner of the unit, at the time of its being rented to any family during this 10-year period, shall furnish to the Township Housing Officer documentation (by affidavit or other satisfactory proof) of the amount of rent and the size and income level of the family occupying the unit immediately upon such rental; and (iii) contain such provisions (including controls or affordability) described in the Tewksbury Township Affordable Housing Ordinance.