

**HOUSING ELEMENT
AND
FAIR SHARE PLAN**

**Borough of Wanaque
Passaic County, New Jersey**

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Prepared for:

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New Jersey's Fair Housing Act of 1985 and the Municipal Land Use Law (MLUL) require municipalities to adopt a housing element that addresses the municipal present and prospective housing need, with particular attention to low and moderate income housing. A housing element shall contain at least the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six (6) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

Analysis of Housing Stock

In 1990, the Census counted 3,259 housing units in Wanaque. Over the decade of the 1990s, Wanaque realized a 7.4 percent increase in its housing stock, for a total of 3,500 units in 2000. During this same period Passaic County's housing stock increased by 4.6 percent. Both the County and Wanaque lagged behind the State's overall gain in housing, which was reported to be 7.6 percent throughout the 1990s.

Over three-quarters of the Borough's housing stock, 77.6 percent in 2000, was single family detached housing. The next most common type of housing was 2 units/structure representing 12.4 percent of the total housing units. Wanaque is more likely to contain single family detached units than Passaic County or the State, with 43.4 percent and 54.2 percent of the housing stock in single family detached style, respectively.

UNITS IN STRUCTURE - Universe: Housing units

	Wanaque		Passaic County		New Jersey	
Total:	3,500		170,048		3,310,275	
1, detached	2,533	72.4%	73,746	43.4%	1,794,967	54.2%
1, attached	208	5.9%	7,467	4.4%	285,268	8.6%
2	433	12.4%	38,145	22.4%	331,393	10.0%
3 or 4	97	2.8%	16,821	9.9%	223,580	6.8%
5 to 9	110	3.1%	10,706	6.3%	160,249	4.8%
10 to 19	83	2.4%	7,253	4.3%	161,666	4.9%
20 to 49	19	0.5%	5,347	3.1%	121,452	3.7%
50 or more	17	0.5%	10,240	6.0%	197,313	6.0%
Mobile home	0	0.0%	310	0.2%	33,600	1.0%
Boat, RV, van, etc.	0	0.0%	13	0.0%	787	0.0%

U.S. Census Bureau, 2000

The median value of sales housing in Wanaque as of the 2000 Census was \$172,100, which is lower than the County's median (\$190,600) and just about the same as the State's median housing value (\$170,800).

MEDIAN AND QUARTILE VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS

Universe: Specified owner-occupied housing units

	Wanaque	Passaic	New Jersey
Lower value quartile	\$ 140,000	\$ 154,000	\$ 122,100
Median value	\$ 172,100	\$ 190,600	\$ 170,800
Upper value quartile	\$ 209,000	\$ 255,700	\$ 253,100

U.S. Census Bureau, 2000

The following table details the distribution of housing values for Wanaque and Passaic County. Just 3.5 percent of the Borough's housing stock was valued at more than \$300,000 in 2000, compared to 15.3 percent for Passaic County. However, the Borough and the County had very similar percentages of their housing stock valued at less than \$125,000; 9.4 and 9.3 percent, respectively, in 2000.