



UPPER TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN

NOVEMBER 2006

**ADOPTED BY THE TOWNSHIP OF UPPER PLANNING BOARD ON
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**PREPARED FOR THE
TOWNSHIP OF UPPER PLANNING BOARD
CAPE MAY COUNTY, NEW JERSEY**

PREPARED BY



MARCIA R. SHIFFMAN, AICP, PP, CLA
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INTRODUCTION

According to the Fair Housing Act of 1985, and subsequent Mount Laurel I (Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975)) and Mount Laurel II (South Burlington County N.A.A.C. P. v. Mount Laurel, 92, N.J. 158 (1983) decisions, a Housing Plan Element must be designed to address the municipal fair share for low and moderate income housing as determined by The New Jersey Council on Affordable Housing ("COAH"), which is charged with determining need and creating the standards by which the Act is carried out.

This is Upper Township's first Housing Element and Fair Share Plan ("HEFSP") under COAH's new Third Round methodology for the period 2004 to 2014. COAH substantially redesigned the process that provides affordable housing opportunities in New Jersey municipalities. During the First and Second Rounds, using a predetermined formula, COAH prescribed a specific number of units for which a municipality had to provide a realistic opportunity. The prescribed number was based on housing and employment conditions in the municipality, any remaining prior round unit obligation that was not constructed, or otherwise committed for, and deficient housing units occupied by low and moderate income housing units, known as the rehabilitation share.

The Third Round methodology adopted in December 2004 requires that a municipality's fair share consist of three elements, of which the third is newly added:

1. The remaining obligation from prior rounds that was not constructed or provided for;
2. Rehabilitation share
3. Growth share
 - For every eight market residential units that receive a certificate of occupancy one new affordable housing unit must be created.
 - For every twenty five jobs created upon receipt of certificates of occupancy as a result of nonresidential new construction or expansion of existing residences, one unit affordable to households of low or moderate income must be created using COAH formulae relating built space to number of employees.

The Township's First and Second Round housing obligation for 1987 to 1999 ("Prior Round") of 341 new affordable housing units will be met through both existing affordable housing credits and planned construction. The Township's rehabilitation obligation is zero (0) units. Upper has identified 7 units in housing credits.

As of June 2006, Upper Township's projected residential and nonresidential growth share, assuming realistic growth estimates, will require a total of 89 affordable housing credits for the Third Round Plan ten-year period from 2004 to 2014. Based upon actual development which received a certificate of occupancy during 2004 and 2005, 24 affordable housing units will be required. Various strategies are included in this Plan to address the Township's affordable housing obligation.

Goal

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey.

Requirements

The Municipal Land Use Law ("MLUL") requires that "the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing". A municipal master plan must contain a housing element to give a municipality protection from 'builder's remedy lawsuits' through the COAH process. As per the MLUL, the housing element must contain at least the following items:

- A. 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;
- B. 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;
- C. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- D. An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs and employment characteristics of the municipality for the ten years taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable nonresidential development of lands;
- E. A determination of the rehabilitation and new construction components of a municipality's fair share of affordable housing and the municipality's capacity to accommodate its housing needs, including its fair share of affordable housing; and
- F. 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.

The Housing Element submitted to the Council must contain the minimum requirements prescribed by the MLUL (N.J.S.A 52:27D-310) and supporting information including:

1. A projection of the estimated housing construction for 10 years (January 1, 2004 through January 1, 2014) based on the following:

- Certificates of occupancy issued since January 1, 2004;
- Construction and demolition permits issued since January 1, 2004 and projected through January 1, 2014;
- Approved development applications; and
- Historic trends of demolitions and certificates of occupancy for at least 10 years.

2. A projection of future jobs and employment characteristics for 10 years (January 1, 2004 through January 1, 2014) based upon the following information:

- Certificates of occupancy issued since January 1, 2004;
- Construction and demolition permits issued and projected;
- Approved development applications by use group ;
- Historic trends of demolitions, certificates of occupancy and absorption rates for at least the past 10 years;

3. An analysis of how zoning or planned changes in zoning provide capacity to accommodate residential and non-residential growth projections. This analysis should address the following:

- Availability of public water and sewer infrastructure;
- Anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- Anticipated land use patterns;
- Municipal economic development policies; and
- Assessing the constraints on development, including:
 - state and federal regulations;
 - land ownership patterns;
 - presence of incompatible land uses or sites needing remediation and existing or planned measures to address these constraints;

4. Adopted population and employment projections for 2015 from the Metropolitan Planning Organization ("MPO") South Jersey Transportation Planning Organization ("SJTPO") since there are not yet adopted or endorsed State Planning Commission projections;

5. If the municipal projections used to determine the municipal growth share obligations are not consistent with the SJTPO Plan Projections, the municipality shall provide the following:

- A demonstration that the capacity of existing or planned zoning to accommodate the Plan Projections are inaccurate;
- An analysis of the reasons for the differences between the municipal growth projections calculated and the Plan Projections calculated; and
- A detailed justification as to why the alternative projections should be accepted by COAH.

6. A copy of the most recently adopted municipal master plan;

7. A copy of the most recently adopted municipal zoning ordinance;

8. A copy of the affirmative marketing and spending plan;
9. A general description of any specific sites slated for affordable housing, including but not limited to the following: acreage, owner, block and lot, current zoning, surrounding land uses, and street access (if applicable);
10. A copy of the most up-to date municipal tax maps;
11. Copies of all decisions made on all applications for development for all proposed affordable housing sites;
12. Any other documentation pertaining to the municipal Housing Element as may be required by the Council.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques which provide a realistic opportunity for the provision of the fair share. These techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- New construction including rezoning for densities necessary to assure the economic viability of any inclusionary developments, either through mandatory set-asides or density bonuses;
- Utilization of funds generated by mandatory development fees on new construction;
- Utilization of funds obtained from any State or Federal subsidy toward the construction of low and moderate income housing;
- Utilization of municipally generated funds toward the construction of low and moderate income housing;
- A municipality may propose the transfer of up to 50% of its fair share to another municipality within its housing region by means of a Regional Contribution Agreement.

In preparing this Housing Element, the Upper Township officials have reviewed the above techniques singly and in combination. It has been determined that the following techniques are the most appropriate for the Township to address its entire current fair share obligation:

Strategies to address Upper's Prior Round housing obligation are:

- Construct senior citizen 100% affordable housing project through not-for-profit group.
- Construct 8 group homes with 32 bedrooms and 16 senior housing units on Township owned land.
- Rezone to permit expansion of the Shore Acres mobile home park for inclusionary housing with a 20% requirement for rental affordable family units.
- Rezone to permit new mobile home park on the John T. Shaw property for inclusionary housing with a 20% requirement for rental affordable family units.
- Rezone to permit new mobile home park on the Seaville property for inclusionary housing with a 20% requirement for rental affordable family units.
- Construct 2 group homes with a total of 8 bedrooms on Township owned lands through not-for-profit group.

- Construct one 14 unit group home for disabled and very low income adults on Township owned lands through Disabilities Resource Center, a not-for-profit group.
- Construct 5 scattered site family residences through not-for-profit group on Township owned lands.

Strategies to address the Township's Third Round affordable housing obligation are:

- Adopt Growth Share Affordable Housing Ordinance.
- Adopt Assisted Living Facilities Ordinance.
- Promote affordable housing mortgage buy down subsidy program.
- Adopt accessory apartment ordinance providing up to 10 accessory apartments with a \$20K subsidy if needed through the Housing Trust Fund.
- Adopt Adult Retirement Community (ARC) ordinance with 20% affordable unit setaside.

ANALYSIS OF HOUSING STOCK

Total Housing Stock

As of the 2000 census, there were 5,472 total housing units and 1,206 vacant housing units in Upper Township. The majority of the owner-occupied housing stock consists of single-family detached housing; of the vacant units, a majority (1,073) are seasonal, recreational or occasional use units. The Township's housing stock includes single-family detached units, single-family attached units, multi-family dwelling units, and mobile homes. Single-family detached dwellings totaled 4,612 or 84.3% of the total housing stock. Including the 72 single-family attached dwelling units, single-family dwelling units account for 85.6% of the Township's total housing stock. The second most prevalent dwelling structure in Upper Township is mobile homes. Mobile homes totaled 611 or 11.2% of the housing stock. Multi-family units containing 3 or more units in a structure only totaled 48, or 0.9% of the total housing stock; of those units 5, or 0.1% contained twenty or more units. Of the 4,266 occupied housing units in the Township, 3,869 units, or 90.7% were owner occupied and 397 units, or 9.3% were rentals. The median of 6.3 rooms per unit is indicative of Upper Township's primarily single-family housing stock.

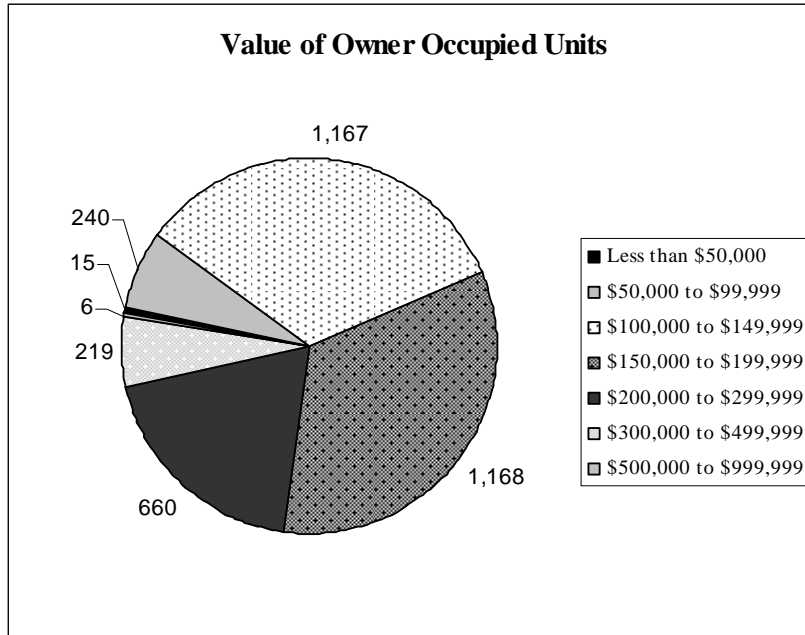
HOUSING TYPE BY UNITS IN STRUCTURE

Unit Type	Number	Percent of Total
1, Detached	4,612	84.3%
1, Attached	72	1.3%
2	129	2.4%
3 or 4	36	0.7%
5 to 9	7	0.1%
10 to 19	0	0.0%
20 or more	5	0.1%
Mobile Home	611	11.2%
Other	0	0.0%
Total	5,472	
Vacant Units (non-seasonal)	133	
Median Rooms Per Unit	6.3	

Source: US Census Bureau DP-4 Profile of Selected Housing Characteristics: 2000

Purchase and Rental Value of Housing Stock

Based on the 2000 US Census, Upper Township had 3,475 owner occupied units. The largest percentage of which were in the \$100,000 to \$149,999 and the \$150,000 to \$199,999 brackets each accounting for 33.6 percent of the total number of units. The median value of owner occupied housing in Upper Township was \$161,700 according to the 2000 census.

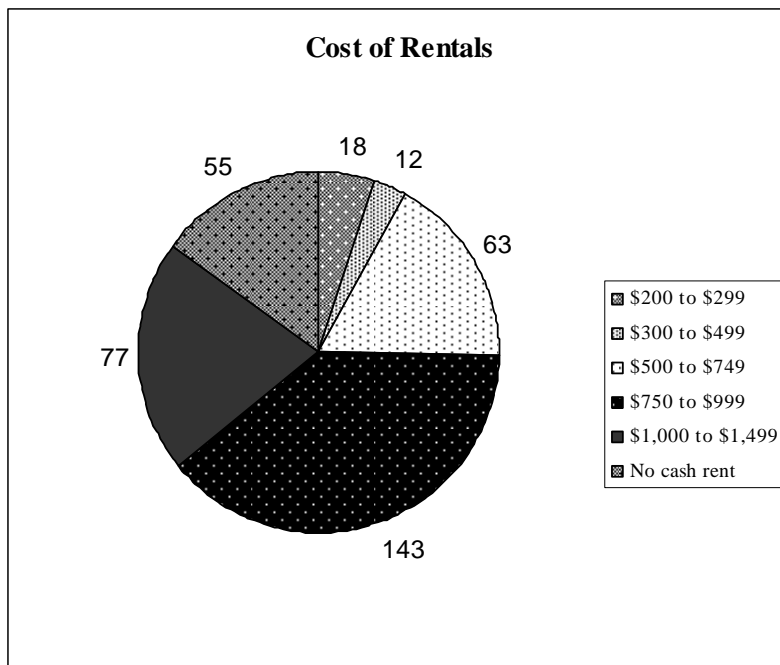


VALUE OF OWNER OCCUPIED UNITS

Value	Number of Units	Percent of Total
Less than \$50,000	15	0.4%
\$50,000 to \$99,999	240	6.9%
\$100,000 to \$149,999	1,167	33.6%
\$150,000 to \$199,999	1,168	33.6%
\$200,000 to \$299,999	660	19.0%
\$300,000 to \$499,999	219	6.3%
\$500,000 to \$999,999	6	0.2%
\$1,000,000 or more	0	0.0%
Total Units	3,475	
Median (in dollars)	\$161,700	

Source: US Census Bureau DP-14. Profile of Selected Housing Characteristics: 2000

According to the 2000 Census, there were 368 renter occupied units in Upper Township. Of those units, 25.4 percent cost less than \$750 per month. The median gross rent for Upper Township was \$827.



COST OF RENTALS

Cost	Number of Units	Percent of Total
Less than \$200	0	0.0%
\$200 to \$299	18	4.9%
\$300 to \$499	12	3.3%
\$500 to \$749	63	17.1%
\$750 to \$999	143	38.9%
\$1,000 to \$1,499	77	20.9%
\$1,500 or more	0	0.0%
No cash rent	55	14.9%
Total Units	368	
Median (in dollars)	\$827	

Source: DP-4, Profile of Selected Housing Characteristics: 2000

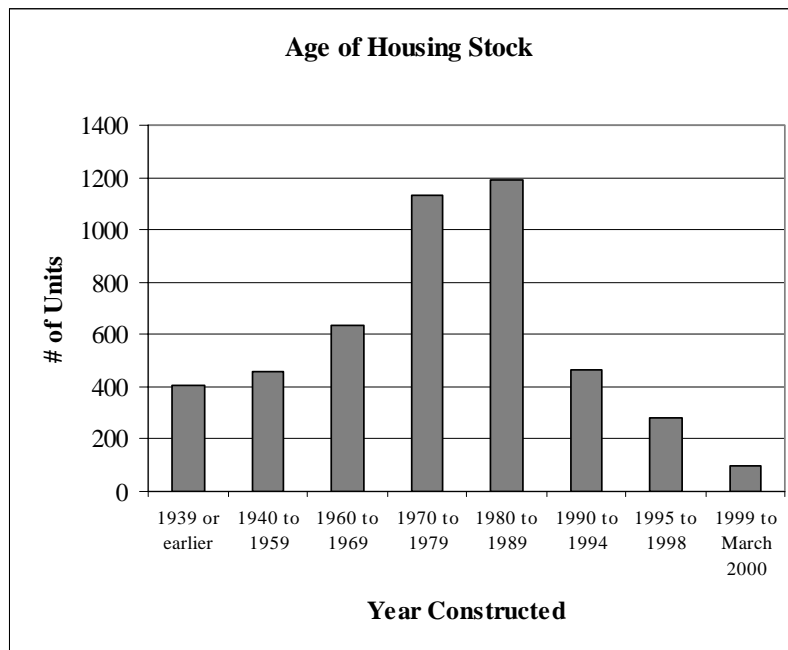
Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of substandard housing units that are occupied by low and moderate-income households. COAH uses the Census to determine which units are occupied by low and moderate-income households. COAH then analyzes the low and moderate income housing stock based on the year the structure was built, persons per room, plumbing and kitchens, heating, sewer and water. Although any of these characteristics may not signal a deficient structure, a unit may be considered deficient if it is occupied by a poor household, is more than 50 years old and contains a single deficiency, or if the structure is 50 years old or less with an additional detrimental condition and occupied by a poor household. To actually qualify for housing deficiency, a record of the unit must be made from the field, physical insufficiency including such as incomplete or inadequate kitchen and plumbing, crowding, inadequate heating fuels, and insufficient sewer and water resources must be noted, and the unit must be identified as less than adequate.

Year Structure Built

A distinction is made between units built before 1940 and units built thereafter. Research has demonstrated that units built before 1940 are much more likely to be in substandard condition. This factor is probably the most dominant factor in estimating the condition of a municipal housing stock. Only 7.5 percent of Upper Township's housing stock was built before 1940. The years between 1980 and 1989 produced Upper Township's largest amount of housing units (1,991 units). Since 1990, residential development has slowed in the Township.

Units built before 1940 are highly correlated with possible structural deterioration, and this is a factor utilized by the Council on Affordable Housing (COAH) in determination of indigenous need. In Upper Township, 408 units were built before 1940. COAH has cited an obligation of zero rehabilitation units for Upper Township, reflecting the good condition of housing units in the Township.



AGE OF HOUSING STOCK

Year Built	Total Units	Percent
1939 or earlier	408	8.73%
1940 to 1959	456	9.76%
1960 to 1969	634	13.57%
1970 to 1979	1,135	24.29%
1980 to 1989	1,191	25.49%
1990 to 1994	465	9.95%
1995 to 1998	283	6.06%
1999 to March 2000	100	2.14%
Total Units	4,672	

Source: US Census Bureau DP-4. Profile of Selected Housing Characteristics: 2000

Persons Per Room

1.01 or more persons per room is an index of overcrowding. The majority of the occupied housing units have 1.00 occupants per room or less, and a total of 25 units may be overcrowded.

Occupants Per Room

Occupants	Number of Units	Percent of Total
1.00 or less	4,241	99.4%
1.01 to 1.50	25	0.6%
1.51 or more	0	0.0%
Total Units	4,266	

Source: US Census Bureau DP-4. Profile of Selected Housing Characteristics: 2000

Plumbing Facilities

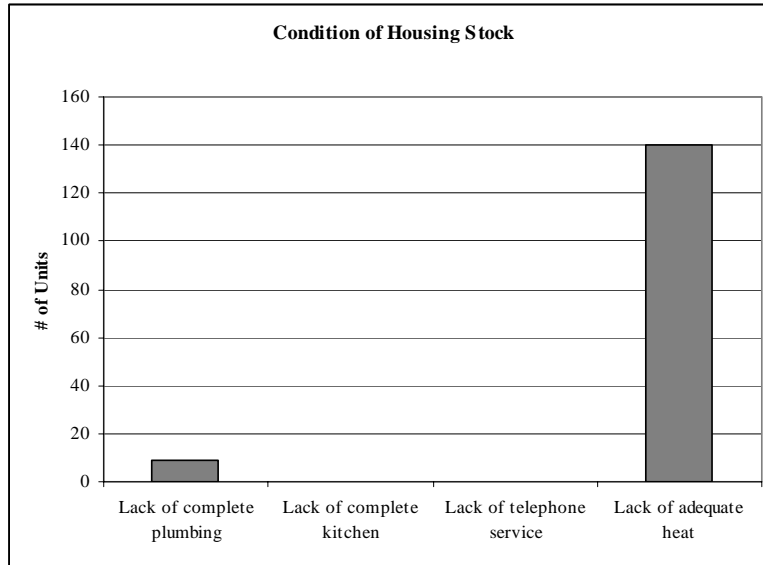
Inadequate plumbing are indicated by either a lack of exclusive use of plumbing or incomplete plumbing. The 2000 Census indicates that 9 units or 0.2% of the total housing stock within Upper Township lacks complete plumbing facilities.

Kitchen Facilities

Inadequate kitchens are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator. The 2000 Census indicates that zero units within Upper Township lacks complete kitchen facilities.

Heating Fuel

Inadequate heating is considered the use of coal, coke, wood or no fuel for heating. A total of 140 units or 3.2% of the total occupied housing units may have inadequate heating. Within Upper Township, 116 units use wood, 14 units use coal or coke and 10 units do not use fuel for heating.



CONDITION OF HOUSING STOCK

Fuel Type	Number of Units	Percent of Total
Lack of complete plumbing	9	0.2%
Lack of complete kitchen	0	0.0%
Lack of telephone service	0	0.0%
Lack of adequate heat	140	3.3%
Utility gas	1,510	35.4%
Bottled, tank, or LP gas	610	14.3%
Electricity	1,117	26.2%
Fuel oil, kerosene, etc.	878	20.6%
Coal or coke	14	0.3%
Wood	116	2.7%
Solar energy	0	0.0%
Other fuel	11	0.3%
No fuel used	10	0.2%
Total Units	4,266	

Source: US Census Bureau DP-4. Profile of Selected Housing Characteristics: 2000

Most of the Census indicators available at the municipal level indicate a sound housing stock. Approximately 0.6 percent of the units are occupied by more than 1 person per room. The vast majority of the housing stock has complete plumbing facilities, telephone service, and kitchen facilities. Most of the units are heated with standard heating fuels.

Although the majority of the housing stock in Upper Township is relatively new, 1,498 units, or 27.4% of the existing housing units were built prior to 1960. Given this situation, there is the potential for a significant number of units in Upper Township to be eligible for rehabilitation.

DEMOGRAPHIC CHARACTERISTICS

Population

Population Trends

AS of 2000, Upper Township's population was 12,115 persons, which represents a net increase of 5,402 persons or about 55.4 percent of the 1980 population level. Population increased by over 13% between 1990 and 2000.

POPULATION GROWTH

Year	Population	Population Change	Percentage change
1980	6,713	---	---
1990	10,681	3,968	59.1%
2000	12,115	1,434	13.4%

Source: US Census Bureau DP-1. Profile of Selected Housing Characteristics: 2000, 1990, & 1980

By 2015, the Cape May County Planning Department has projected that Upper Township's population will increase to 13,765 or an increase of 1,650 persons. The population projections prepared by the Cape May County Planning Department are consistent with the population estimates provided by the South Jersey Transportation Planning Organization.

PERMANENT POPULATION PROJECTION

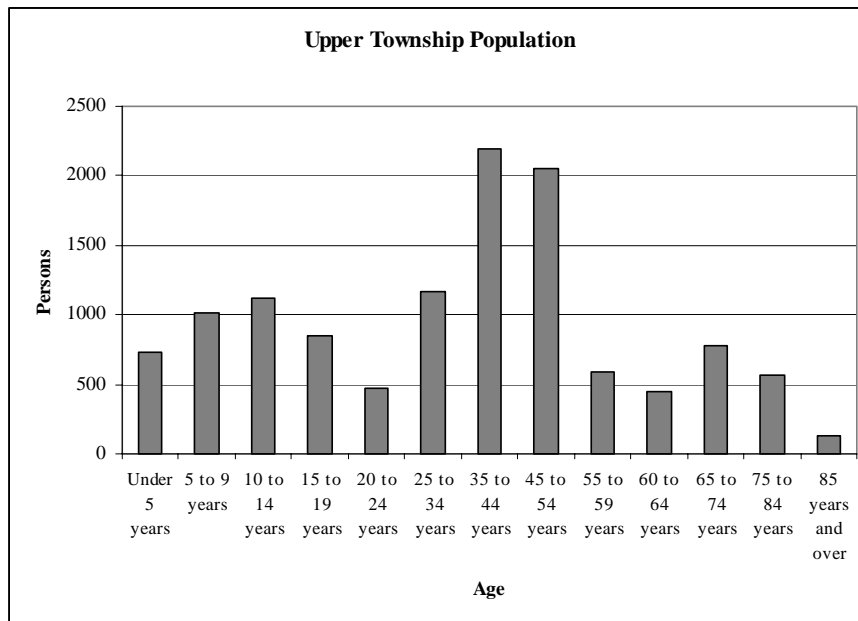
Year	Population
2005	12,669
2010	13,222
2015	13,765
2020	14,307

Population Projections provided by Cape May County Data Book

Prepared by the Cape May County Planning Department

<http://capemaycountygov.net/FCpdf/2000%20Census%20Data%20Book2%2Epdf>

The median age in Upper Township in 2000 was 38.4 years. About 12.2 percent or 1,472 residents are age 65 or older.



POPULATION BY AGE COHORT

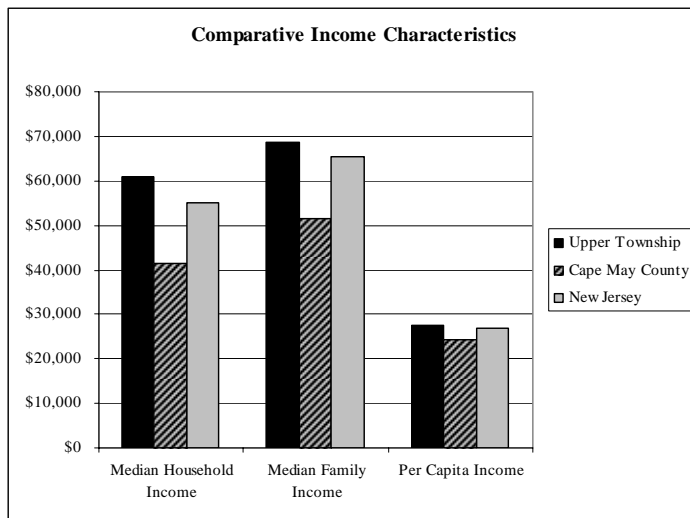
Age	Total	Percent
Under 5 years	736	6.1%
5 to 9 years	1,009	8.3%
10 to 14 years	1,124	9.3%
15 to 19 years	853	7.0%
20 to 24 years	474	3.9%
25 to 34 years	1,164	9.6%
35 to 44 years	2,193	18.1%
45 to 54 years	2,051	16.9%
55 to 59 years	595	4.9%
60 to 64 years	444	3.7%
65 to 74 years	775	6.4%
75 to 84 years	567	4.7%
85 years and over	130	1.1%
Total Population	12,115	

Source: US Census Bureau DP-1. Profile of General Demographic Characteristics: 2000

Income and Poverty Status

The 2000 Census indicates that the median household income in 1999 for Upper Township \$60,942. This is almost 47 percent higher than the median household income of Cape May County, which is \$41,591, and almost 11 percent higher than the State, which is \$55,146. The 1990 Census indicates that in 1989, the Township's median household income was \$44,962, which indicates a 36% increase in median household income during the decade between 1989 and 1999.

Like median household income, per capita income in Upper Township is higher than Cape May County, and slightly higher than New Jersey. In 1999, Upper Township's per capita income was \$27,498, which is 14 percent (\$3,326) more than Cape May County's per capita income of \$24,172. The State's per capita income was \$27,006, which is 0.2% (\$492) less than Upper Township's per capita income. Similarly, Upper Township's poverty status, as per the 2000 US Census, is significantly less on a percentage basis than that of Cape May County and New Jersey.



INCOME CHARACTERISTICS

	Upper Township	Cape May County	New Jersey
Median Household Income	\$60,942	\$41,591	\$55,146
Median Family Income	\$68,824	\$51,402	\$65,370
Per Capita Income	\$27,498	\$24,172	\$27,006
Poverty Status (Percent of People)	3.5%	8.6%	8.5%
Poverty Status (Percent of Families)	2.4%	6.4%	6.3%

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

The 2000 Census indicates that the greatest percent of Upper Township households had an income between \$50,000 and \$74,999 in 1999. A total of 22.8 percent of Upper Township's households were within that income bracket, while the County had 18.2 percent and the State had 19.8 percent of their households

within the same bracket. Upper Township's households in the top three household income brackets are generally consistent with the State as a whole while overall a less percentage of County households fall into these income brackets.

HOUSEHOLD INCOME

	Upper Township		Cape May County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	135	3.2%	3,152	7.5%	213,939	7.0%
\$10,000 to \$14,999	160	3.7%	2,810	6.7%	143,783	4.7%
\$15,000 to \$24,999	400	9.4%	6,118	14.5%	288,606	9.4%
\$25,000 to \$34,999	444	10.4%	5,631	13.4%	305,449	10.0%
\$35,000 to \$49,999	553	12.9%	7,020	16.7%	437,373	14.3%
\$50,000 to \$74,999	976	22.8%	7,672	18.2%	608,244	19.8%
\$75,000 to \$99,999	709	16.6%	4,553	10.8%	413,928	13.5%
\$100,000 to \$149,999	549	12.8%	3,126	7.4%	391,123	12.8%
\$150,000 to \$199,999	169	4.0%	915	2.2%	130,492	4.3%
\$200,000 or more	181	4.2%	1,143	2.7%	132,837	4.3%
Households	4,276		42,140		3,065,774	
Median Household (in persons)	2.84		2.36		2.68	

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

Household Size

The median household size, according to the Census data, was 2.84 persons. By comparison the average household size of the Cape May County and New Jersey was 2.36 and 2.68 persons, respectively.

Age Distribution of Population

In 2000, 30.7 percent of Upper Township's population was 19 years of age and younger, while 12.2 percent of the population (1,472 persons) was 65 years or older. This represents an 18.1 percent increase in the senior population from 1990 when there were 1,246 persons 65 years or older. Cape May County and the State saw smaller increases of 8.1% and 7.9%, respectively in people over 65 years against 1990 figures. Just as the senior population grew, the total population also grew. Upper Township had an overall population increase of 13.4 percent between 1990 and 2000, Cape May County had an overall increase of 7.6 percent and the State had an increase of 8.9 percent in total population. Upper Township is growing at a faster rate compared to the State and the County.

AGE DISTRIBUTION

Age Group	Upper Township		Cape May County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Under 5 years	736	6.1%	5,244	5.1%	563,785	6.7%
5 to 9 years	1,009	8.3%	6,541	6.4%	604,529	7.2%
10 to 14 years	1,124	9.3%	7,103	6.9%	590,577	7.0%
15 to 19 years	853	7.0%	6,082	5.9%	525,216	6.2%
20 to 24 years	474	3.9%	4,450	4.3%	480,079	5.7%
25 to 34 years	1,164	9.6%	10,473	10.2%	1,189,040	14.1%
35 to 44 years	2,193	18.1%	15,606	15.3%	1,435,106	17.1%
45 to 54 years	2,051	16.9%	14,354	14.0%	1,158,898	13.8%
55 to 59 years	595	4.9%	6,239	6.1%	423,338	5.0%
60 to 64 years	444	3.7%	5,553	5.4%	330,646	3.9%
65 to 74 years	775	6.4%	10,662	10.4%	574,669	6.8%
75 to 84 years	567	4.7%	7,394	7.2%	402,468	4.8%
85 years and over	130	1.1%	2,625	2.6%	135,999	1.6%
Total	12,115		102,326		8,414,350	
Median Age	38.4		37.6		36.7	

Source: US Census Bureau DP-1. Profile of General Demographic Characteristics: 2000

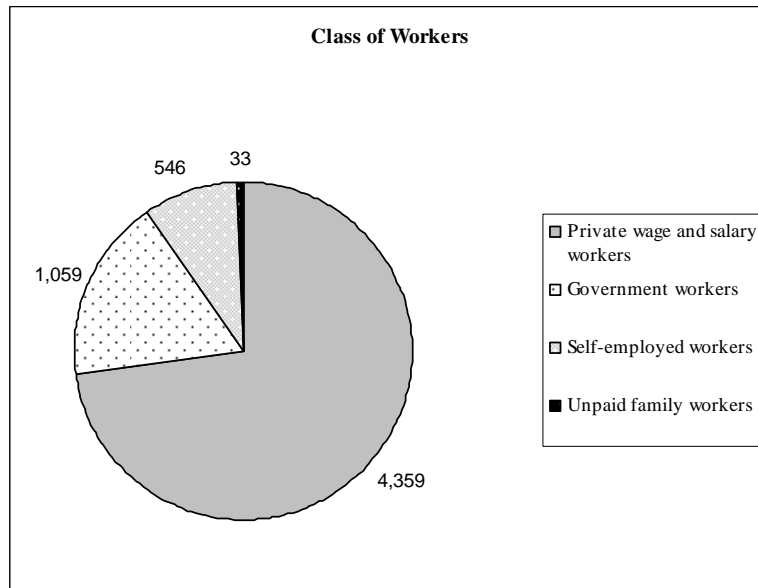
Employment Characteristics

Jobs

According to the South Jersey Transportation Planning Organization, as of 2000 there were 2,636 jobs in Upper Township. This increased slightly to 2,660 jobs in 2005. By 2015, the SJTPO estimates 3,368 jobs. This represents a 28 percent increase in jobs from 2000 to 2015 or an additional 1,732 jobs.

Worker Class

The Census reports on work activity of residents 16 years and older. Of those 16 years and older; 3,173 out of 4,267 males and 2,976 out of 4,825 females were employed in the civilian labor force in 2000. Most Upper Township residents worked in the private sector.



Class of Worker		
	Number	Percent
Private wage and salary workers	4,359	72.69%
Government workers	1,059	17.66%
Self-employed workers	546	9.10%
Unpaid family workers	33	0.55%
Total employed residents	5,997	
Total unemployed residents	152	
Total residents in labor force	6,149	

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

Workers by Industry

Most Upper Township workers are involved in management, professional and related occupations and sales and office occupations. Of the total Upper Township workforce, 42 percent have been classified by the 2000 Census as managerial and professional and related occupations, with 24% in sales and office occupations. A higher percentage of the Upper Township workforce was in management and related occupations as compared to the overall County workforce.

EMPLOYED CIVILIAN POPULATION BY OCCUPATION
(16 YEARS OF AGE OR OLDER)

Occupation	Upper Township		Cape May County	
	Total	Percent	Total	Percent
Management, professional, and related	2,506	41.8%	14,006	31.5%
Service	1,038	17.3%	9,403	21.1%
Sales and office	1,415	23.6%	12,164	27.3%
Farming, fishing, and forestry	43	0.7%	378	0.8%
Construction, extraction, and maintenance	627	10.5%	4,988	11.2%
Production, transportation, and material moving	368	6.1%	3,564	8.0%
Total	5,997		44,503	

Source: US Census Bureau P50. Selected Economic Characteristics by Occupation for the Employed Civilian Population 16 Years and Over

An analysis of the employed Upper Township residents (over 16) by economic sector indicates that the majority of Upper Township workers were involved in educational, health and social services, followed by arts, entertainment, recreation, accommodation and food services. This is comparable to the overall County workforce by industry.

EMPLOYED CIVILIAN POPULATION BY INDUSTRY
(16 YEARS OF AGE OR OLDER)

Occupation	Upper Township		Cape May County	
	Total	Percent	Total	Percent
Agriculture, forestry, fishing and hunting, and mining	78	1.3%	497	1.1%
Construction	537	9.0%	4,041	9.1%
Manufacturing	100	1.7%	1,595	3.6%
Wholesale trade	112	1.9%	933	2.1%
Retail trade	720	12.0%	5,869	13.2%
Transportation and warehousing, and utilities	299	5.0%	1,911	4.3%
Information	176	2.9%	927	2.1%
Finance, insurance, real estate, and rental and leasing	298	5.0%	2,834	6.4%
Professional, scientific, management, administrative, and waste management services	633	10.6%	3,334	7.5%
Educational, health and social services	1,375	22.9%	9,491	21.3%
Arts, entertainment, recreation, accommodation and food services	1,054	17.6%	7,590	17.1%
Other services (except public administration)	272	4.5%	2,121	4.8%
Public administration	343	5.7%	3,360	7.6%
Total	5,997		44,503	

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

Place of Work

Approximately 22% of Upper Township residents work within the Township, 33% work outside of the Township but within Cape May County, 43% work outside of the County but within New Jersey and 2.4% work outside New Jersey. By comparison, 31.3% Cape May County workers worked within their municipality of residence, 41.1% worked outside their municipality but within the County, 23.6% worked outside Cape May County, and only 4.2% worked outside of the State. On the whole 19.6% of New Jersey workers worked within their municipality of residence, 35.2% worked outside of their municipality but within the County of residence, 32.8% worked outside of their County but within the State, and 12.4% of workers worked outside of the State.

Additionally, nearly 86% of commuters (5,096) drive alone to work, and 524 commuters car pool, which gives a total of 5,620 or 92% of commuters who are auto dependent residing in Upper Township. About 0.7% of commuters use public transit and a small number of residents (45) walk to work. Almost 4% of Upper residents work at home.

PLACE OF WORK

Employment Area	Upper Township		Cape May County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Worked in state of residence	5,816	97.6%	42,163	95.8%	3,396,785	87.6%
Worked within municipality of residence	1,288	21.6%	13,709	31.1%	761,684	19.6%
Worked outside of municipality but within county of residence	1,965	33.0%	18,073	41.1%	1,364,495	35.2%
Worked outside county of residence but within the state	2,563	43.0%	10,381	23.6%	1,270,606	32.8%
Worked outside state of residence	143	2.4%	1,859	4.2%	479,648	12.4%
Total Employed	5,959		44,022		3,876,433	

Source: US Census Bureau P26. PLACE OF WORK FOR WORKERS 16 YEARS AND OVER--STATE AND COUNTY LEVEL and P29. PLACE OF WORK FOR WORKERS 16 YEARS AND OVER--MINOR CIVIL DIVISION LEVEL

Travel Time to Work

The mean commute time among Upper residents is 25.6 minutes, with 11.3% of the population having a travel time of less than 10 minutes. Compared to the mean of 23.2 and 30.0 minutes travel times for Cape May County and the State respectively, Upper Township residents spend less commuting time to and from their place of employment than others within the State and more commuting time than others in the

County.

COMMUTE TIME

Travel Time (in minutes)	Upper Township		Cape May County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than 5	153	2.6%	2,654	6.0%	99,241	2.6%
5 to 9	517	8.7%	6,381	14.5%	347,598	9.0%
10 to 14	725	12.2%	7,541	17.1%	482,988	12.5%
15 to 19	1,020	17.1%	6,978	15.9%	510,571	13.2%
20 to 24	962	16.1%	5,675	12.9%	497,467	12.8%
25 to 29	462	7.8%	2,158	4.9%	210,226	5.4%
30 to 34	895	15.0%	3,985	9.1%	492,539	12.7%
35 to 39	210	3.5%	691	1.6%	109,571	2.8%
40 to 44	217	3.6%	965	2.2%	156,148	4.0%
45 to 59	205	3.4%	2,132	4.8%	352,609	9.1%
60 to 89	171	2.9%	1,999	4.5%	335,777	8.7%
90 or more	195	3.3%	1,606	3.6%	175,142	4.5%
Did not work at home:	5,732	96.2%	42,765	97.1%	3,769,877	97.3%
Worked at home	227	3.8%	1,257	2.9%	106,556	2.7%
Total:	5,959		44,022		3,876,433	
Mean travel time	25.6		23.2		30.0	

Source: US Census Bureau P31. TRAVEL TIME TO WORK FOR WORKERS 16 YEARS AND OVER

UNITS AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS

Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. COAH provides income limits based upon the median gross household income of the COAH housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. Upper Township is located in Region 6, which contains Atlantic, Cape May, Cumberland and Salem Counties.

Using the 2006 weighted regional income limits adopted by COAH, a four-person Region 6 median household income is estimated at \$60,631. A moderate-income four-person household would earn a maximum of \$48,505 (80% of regional median) and a four person low-income household would earn a maximum of \$30,316 (50% of regional median). Income levels for one, two, three and four person Upper Township households as of 2006 are given below.

2006 REGIONAL INCOME LIMITS FOR REGION 6 MUNICIPALITIES

	1 person	2 person	3 person	4 person	5 person
Median	\$44,442	\$48,505	\$54,568	\$60,631	\$65,481
Moderate	\$33,953	\$38,804	\$43,654	\$48,505	\$52,385
Low	\$21,221	\$24,252	\$27,284	\$30,316	\$32,741
<i>Source: COAH, 2006 Regional Incomes Limits www.state.nj.us/dca/coah/incomelimits.pdf</i>					

COAH Requirements

COAH has specific requirements on unit size distribution, affordable unit sales price and rental costs, bedroom mix among other regulations which are provided in N.J.A.C. 5:80-26.1 et. seq. In each affordable development, at least 50% of the restricted units within each bedroom distribution must be low income and the remainder moderate income. For affordable developments that are not age-restricted, not more than 30 percent of the units may be efficiency or one-bedroom units, and at least 30 percent shall be two-bedroom units, and at least 20% shall be three-bedroom units. Age-restricted affordable units can provide a modified bedroom distribution.

The monthly cost of owner occupied units which include mortgage (principal and interest), taxes, insurance and homeowner's or condominium association fees may not exceed 28 percent of gross monthly household income. In addition, moderate-income sales units must be available for at least three different prices and low-income sales units available for at least two different prices for each bedroom type.

Under COAH regulations, rents including utilities may not exceed 30 percent of gross monthly income. The maximum average rent must be affordable to households earning not more than 60 percent of median income; the average rent for low and moderate income units must be affordable to households earning no more than 52% of median income. There must be rents established for each bedroom type having both low and moderate income units provided that 10 percent must be affordable to families earning no more than 35 percent of median income.

DETERMINATION OF POPULATION/HOUSEHOLD AND EMPLOYMENT PROJECTIONS

Overview Growth Share Analysis

Under the Third Round Rules, COAH requires that each municipality petitioning for Third Round Certification conduct a two-fold growth share analysis. The first method requires use of the State Planning Commission population and employment projections. If that data is not available the municipality's metropolitan planning organization (the South Jersey Transportation Planning Organization) projections are to be used. The second method requires a growth share projection using local data and planning information of potential residential and nonresidential construction anticipated to occur during the 2004-2014 period. The Upper Township HEFSP has prepared the growth share analysis under both approaches.

In addition to any prior round obligation and rehabilitation share, COAH's rules require municipalities to project residential and nonresidential growth for the ten year period beginning in 2004, with the need for one affordable unit generated for every eight market dwelling units and for every twenty-five jobs projected. The latter is to be calculated using COAH formulae setting forth the number of square feet for different uses that will require one affordable unit.

More specifically, the Third Round rules calculate growth share based on new construction certificates of occupancy issued on or after January 1, 2004. For every nine market rate residential units issued a certificate of occupancy from January 1, 2004 and later, one additional unit affordable to low and moderate income households must be provided in a manner approved by COAH. Also for every twenty five new jobs added to the municipality after January 1, 2004, one unit affordable to low and moderate income households must be provided. Appendix E. of N.J.A.C. 5:94 provides a formula for the number of jobs created per square feet of floor area in nonresidential structures. The following chart summarizes the nonresidential growth share calculation provided in Appendix E. of N.J.A.C. 5:94:

NON-RESIDENTIAL GROWTH SHARE CALCULATIONS

Structure/Use	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	8,333	3
Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	25,000	1
Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators.	12,500	2
Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers.	125,000	0.2
High Hazard manufacturing, processing, generation and storage uses.	25,000	1
Assembly uses including concert halls and TV studios.	12,500	2
Assembly uses including casinos, night clubs, restaurants and taverns.	8,333	3
Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship	8,333	3
Assembly uses including arenas, skating rinks and pools.	8,333	3
Assembly uses including bleachers, grandstands, amusement park structures and stadiums	Exclude	Exclude
Schools K – 12	25,000	1
Institutional uses such as hospitals, nursing homes, assisted living Residences and jails.	12,500	2
Hotels and motels	31,250	0.8
Miscellaneous uses. Fences, tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

**In the case of mixed-use development, the jobs calculation will be assigned in proportion to the square footage of each use in the mixed-use development.*

SJTPO Based Growth Share Forecast

Municipal growth projections consistent with the metropolitan planning organizations have the presumption of validity in a petition for substantive certification. (N.J.A.C. 5:95-4.3). The South Jersey Transportation Planning Organization ("SJTPO") is the metropolitan planning organization that provides employment and population forecasts for Upper Township. As shown in Table R-1, the SJTPO residential growth projections for the 10 year period between 2005 and 2015, the number of households in Upper Township is forecasted to grow by 386 units based on the 2000 Census findings. With the stipulation of one affordable unit for every eight new market-rate housing units, this would create a growth share of 48 affordable units.

TABLE R-1
SJTPO Residential Growth Projection

2015 MPO Households	-	2005 MPO Households	=	Household Change	÷ 8=	Residential Growth Share
4,847	-	4,461	=	386	÷ 8=	48.24

Source:

<http://www.state.nj.us/dca/coah/mpo/population.xls>

As shown in Table NR-1, the SJTPO forecasts employment in Upper Township to grow by 488 jobs between 2005 and 2015. The non-residential growth share would yield 20 units based upon one affordable unit required for every twenty-five (25) new jobs created.

TABLE NR-1
SJTPO Non-Residential Growth Projection

2015 MPO Employment	-	2005 MPO Employment	=	Employment Change	÷ 25 =	Non-Residential Growth Share
3,368	-	2,880	=	488	÷ 25 =	19.52

Source:

<http://www.state.nj.us/dca/coah/mpo/employment.xls>

Based upon SJTPO population, household and employment projections, Upper Township has a total growth share projection of 68 affordable units.

Upper Township's Growth Projections – Households and Employment (2004-2014)

As discussed below, Upper Township's growth share projections based upon on-going development activity has exceeded the SJTPO projections. According to NJAC5:95-4.3, "*Municipal growth projections in a Housing Element and Fair Share Plan that are consistent with the projections provided pursuant to NJAC 5:94-2.2(b)3 shall have a presumption of validity in a petition for substantive certification.*" In order to refute the SJTPO projections, it must be demonstrated that the projections are invalid. In order to analyze Upper Township's realistic growth share projection, the following data was researched;

- Residential certificates of occupancy and demolition permits for the past 10 years from 1996 to 2005.
- Nonresidential certificates of occupancy and demolition permits for the past 10 years from 1996 to 2005 provided by use group.
- Review of building permits currently issued.
- Review of planned development activity including projects approved but not yet built and projects currently under review by the Town boards or anticipated projects.
- Review of potential development opportunities based upon vacant lands and redevelopment options.

Residential Development - Historic Trends (1996-2005)

The New Jersey Department of Community Affairs, Division of Codes and Standards collects monthly construction records and provides information on residential certificates of occupancy and demolition permits from 1996 to 2005. A review of the trends indicates that 534 net housing units (residential units – demolitions) were built in Upper Township during this 10 year period (See Table R-2). Based on the trend in residential development, the residential growth share (total net residential units/8) is projected at 67 affordable units.

TABLE R-2
Ten-year Historic Trend of Certificates of Occupancy and Demolition Permits

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
COs Issued	46	60	45	44	54	48	44	49	122	67	579
Demolitions	3	1	3	6	3	4	5	7	9	4	45
Net	43	59	42	38	51	44	39	42	113	63	534

Source:

"Housing Units Certified" - New Jersey Department of Community Affairs.
<http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Residential Development Projections (2004 - 2014)

Table R-3 presents residential development activity that is anticipated between 2006 and 2013. This includes approved development applications, pending applications and anticipated residential development. An estimated 1181 new residential units are forecast for this 8 year period which includes 805 affordable units and the related inclusionary market units.

Table R-4 provides a summary of projected residential certificates of occupancy minus projected demolition permits forecast for the 8 year period.

TABLE R-4
Projected Certificates of Occupancy and Demolition Permits

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Total COs Issued	78	69	201	187	182	177	147	140	1181
Demolitions	5	5	5	5	4	4	4	4	36
Net	73	64	196	182	178	173	143	136	1145

Note: Projected Demolition Estimates are based on an average of the Ten-Year Historic Trend.

Table R-5 shows total residential growth including actual units receiving certificates of occupancy between 2004 and 2005 and projected certificates of occupancy between 2006 and 2013. Residential demolitions are indicated by year. The net residential growth is projected at 1321residential units.

TABLE R-5
Total Net Residential Growth (Sum of Actual and Projected Growth)

	Actual		Projected								Total
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Total COs Issued	122	67	78	69	201	187	182	177	147	140	1370
Demolitions	9	4	5	5	5	5	4	4	4	4	49
Net	113	63	73.0	64.0	196.0	182.0	178.0	173.0	143.0	136.0	1321

TABLE R-3
Anticipated Developments & Number of Residential Units by the Year that COs are Anticipated to be Issued

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Development Applications									
ARGOE, ALVIN		2	2	2					6
BAILEY,B HOUSE	1								1
BARR, ED		1	1						2
BAUER,A	1								1
BEVIS MILLS DEVELOP,LLC	2								2
BUILDERS CONST.GROUP	2								2
CEDAR VILLAS & MITCHELL						2	2	2	6
CILIBERTO,T	1								1
CLAYTON CONSTRUCTION		7	7	7	7	8			36
CLAYTON, DEVELOPMENT ASSOC			1	1					2
COLE,M.J.	1								1
CUTBO,LLC	2								2
DEGAN,H	1								1
DI JOSEPH,L	1								1
DUFFY-QUINN	1								1
FARRELL,K	1								1
FERHLE,J	1								1
GEORGETTI CONSTRUCTION	6								6
GEORGETTI INVESTMENTS LLC						2	2	2	6
GERMANIO, JOHN				8	8	8			24
GIVENS, PATRICIA				1	1	1			3
GUNTNER & McCREESH			1						1
HAND, DAVID & DIANE		1	1						2
HUGHES,G	1								1
ISRAEL,J	1								1
LINK, PATRICIA		1	1						2
LONGSTAFF,B	1								1
MAC NAUGHTON	1								1
MC CREESH,N	1								1
MCCANN BUILDERS	1								1
MELVIN DEVELOPMENT								3	3
MIGLIACCIO, LARRY & LEONARD	1			3	3	3			10
MITCHELL,J	1								1
MURRAY BUILDERS	1								1
MURRAY, G	1								1
NEISS,N	1								1
O'BRIEN,M	2								2
OLSON,O	1								1
OSPNEY PT,BK567LT27 ASSOC.	38	10							48
PALMER DEVELOP.	2								2
PALMER, FRANK & ANNA							1	1	2
PARRAL,C	1								1
PREVITI,M		1							1
PROSSER,T		1							1
RICHMAN GROUP	1	1							2
ROTHOSKEY R		2							2
SACK, FRANKLIN JR. & WENDY		1	1						2
SCOTT DEVELOPMENT					2	2	2	2	8
SCROCCO,J		1							1
SMITH, C		1							1
SNYDER, RAYMOND & MIRIAM		1	1						2
THOMPSON, LYNN	1	1							2
VALLESE, MATTHEW		1							1
WELKER, GEORGE		1	1						2
WELKER,D.RUTH		1							1
Pending Development Applications									
ATKINSON DEVELOPMENT*				20	20	20	20	20	100
Anticipated Development Applications									
Group homes (Twp. Stagecoach Road property)		4	4						8
Senior housing (Twp. Stagecoach Road property)		8	8						16
Group homes (scattered sites)		1	1						2
Affordable single family (scattered sites)		1	1	1	1	1			5
Senior housing (County Stagecoach Road properties)			100						100
Mobile homes - Seaville Property			30	30	40	40			140
Mobile homes - Shaw Property				50	40	40	40	40	210
Mobile homes- Shore Acres Property				40	40	40	50	40	210
Disabilities Resources Center. (Twp. Route CR 610				14					14
Other Projected Development									
		20	40	10	20	10	30	30	160
Total	78	69	201	187	182	177	147	140	1181

Notes:

* Subject to Growth Share Obligations

Other Projected Development' Estimates are based on an average of the Ten-Year Historic Trend.

Table R-6 provides the forecast second round affordable and market-rate units in inclusionary developments to be excluded from growth projections by the year that the certificates of occupancy are forecast to be issued. About 805 units are forecast for this eight year period.

Second Round Affordable and Market-Rate Units in Inclusionary Developments To Be Excluded from Growth Projection, by the Year that COs are Anticipated to be Issued

	Actual		Projected								Total
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
	0	0	0	14	144	155	141	141	110	100	805
Total	0	0	0	14	144	155	141	141	110	100	805

Table R-7 subtracts second round affordable and inclusionary market-rate units from the expected residential certificates of occupancy. The net residential growth is 516 units which are subject to the growth share obligation.

TABLE R-7

Net Residential Growth After Subtracting Second Round Affordable and Inclusionary Market-Rate Units

	Actual		Projected								Total
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Net Residential Growth	113	63	73	64	196	182	178	173	143	136	1321
Second Round Units	0	0	0	14	144	155	141	141	110	100	805
Final Net Growth	113	63	73	50	52	27	37	32	33	36	516

Under COAH's substantive rules, for every eight market-rate units issued a certificate of occupancy from January 1, 2004 through January 1, 2014, one affordable unit must be provided. The municipal growth share projection for Upper Township is determined by dividing the net total residential development by eight. The total residential growth share is about 65 affordable units. (See Table R-8 below).

TABLE R-8
Affordable Housing Unit Growth Projections

	Actual		Projected								Total
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Final Net Growth	113	63	73	50	52	27	37	32	33	36	516
Divided by Eight	14.13	7.88	9.13	6.25	6.50	3.38	4.63	4.00	4.13	4.50	64.50

As noted earlier, historic trend residential development resulted in a growth share of 67 affordable units. Based upon built, approved and planned developments, the alternative growth share calculation of 65 units is consistent with trend development after subtracting affordable and inclusionary market rate units. The

projected SJTPO residential growth share of 48 units is relatively low as it does not consider the extent of new development occurring in the Township given known and committed development activities over the next 10 years.

Non-Residential Development Projections (2004-2014)

Similar to the data presented for residential development, the New Jersey Department of Community Affairs, Division of Codes and Standards collects monthly construction records and provides information on non-residential certificates of occupancy and demolition permits from 1996 to 2005. Table NR-2 presents data on the 10 year non-residential development trends.

TABLE NR-2
Ten-year Historic Trend of Certificates of Occupancy and Demolition Permits by Square Feet

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
COs Issued											
A1 - Assembly											0
A2-A4 - Assembly				1					212		213
B - Office	12,808	18,502	769	1,147	5,909	9,628	8,469	8,965	8,266	10,522	84,985
E - Education			21,662				2				21,664
F - Industrial						198					198
I - Institutional											0
M - Retail										19,748	19,748
R1 - Dormitory											0
S - Storage									9,240	7,440	16,680
Total New Development	12,808	18,502	22,431	1,148	5,909	9,826	8,471	8,965	17,718	37,710	143,488
Demolitions											
A1 - Assembly											0
A2-A4 - Assembly											0
B - Office									4,912		4,912
E - Education											0
F - Industrial											0
I - Institutional											0
M - Retail											0
R1 - Dormitory											0
S - Storage											0
Total Demolitions	0	0	0	0	0	0	0	0	4,912	0	4,912

Source: "Square Feet of Nonresidential Space Reported on Certificates of Occupancy" - New Jersey Department of Community Affairs.
<http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Based upon certificates of occupancy, during this 10 year period between 1996 and 2005, 143,488 square feet of non-residential construction occurred with about 4,912 square feet of demolitions. The highest category was office uses with 84,985 square feet, followed by education uses with 21,664 square feet in new development. It should be noted that over half (58%) of all new non-residential was constructed in the last 5 years, between 2000 and 2005.

For each of the building use categories, building data was compiled including constructed, approved, pending and projected development projects. These were shown as existing (2004-2005) or projected 2006-2013. The building use square footage was then translated into jobs using COAH substantive rules Appendix E guidelines.

Table NR-5 shows net projected jobs by building use type. Demolitions have been calculated by job yield and subtracted from the projected jobs. These charts have been set up by year from 2006 to 2013. Future growth assumes a higher level of development given that the Township planned to adopt mixed use zoning regulations and provide for community sewerage systems within the Marmora Palermo Beesley's Point and Seaville Town Centers. (Note Tables NR-3 and NR-4 provide detailed information on projects by use group for the 2004-2014 period. This information is available if requested.)

TABLE NR-5
Net Projected Employment Growth - Jobs

	2006	2007	2008	2009	2010	2011	2012	2013	Total
New Development									
A1 - Assembly	0	0	0	0	0	0	0	0	0
A2-A4 - Assembly	12.7	0	0	0	0	0	0	0	12.7
B - Office	55.7	41.5	30	30	30	45	45	45	322.3
E - Education	0	0	0	0	0	0	0	0	0
F - Industrial	0	0.2	0	3.0	0	0	0	0	3.2
I - Institutional	0	0	0	0	0	0	0	0	0
M - Retail	0	30.5	32.1	35.5	35.5	30.5	30.5	30.5	225.1
R1 - Dormitory	0	0	0	0	0	0	0	0	0.0
S - Storage	2.3	0	0	0	0	0	0	0	2.3
Subtotal New Development	70.7	72.3	62.1	68.5	65.5	75.5	75.5	75.5	565.5
Demolition									
A1 - Assembly	0	0	0	0	0	0	0	0	0
A2-A4 - Assembly	0	0	0	0	0	0	0	0	0
B - Office	0	0	0	0	0	0	0	0	0
E - Education	0	0	0	0	0	0	0	0	0
F - Industrial	0	0.2	0	3.0	0	0	0	0	3.2
I - Institutional	0	0	0	0	0	0	0	0	0
M - Retail	0	0	0	0	0	0	0	0	0
R1 - Dormitory	0	0	0	0	0	0	0	0	0
S - Storage	0	0	0	0	0	0	0	0	0
Subtotal Demolitions	0.0	0.2	0.0	3.0	0.0	0.0	0.0	0.0	3.2
Total Projected Net Employment Growth	70.7	72.0	62.1	65.5	65.5	75.5	75.5	75.5	562.3

Table NR-6 includes the total net non-residential (employment) growth which is the sum of actual and projected growth. Based upon COAH job guidelines, 614 net jobs were forecast from 2004 to 2014.

TABLE NR-6
Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth)

	Actual		Projected								Total
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Total New Developments	30.3	21.0	70.7	72.3	62.1	68.5	65.5	75.5	75.5	75.5	616.8
Total Demolition	0.0	0.0	0.0	0.2	0.0	3.0	0.0	0.0	0.0	0.0	3.2
Total Net Employment Growth	30.3	21.0	70.7	72.0	62.1	65.5	65.5	75.5	75.5	75.5	613.6

Table NR-7 shows the affordable housing unit obligation of 24.5 units which is generated by non-residential development.

TABLE NR-7
Affordable Housing Unit Obligation Generated by Non-Residential Development

	Actual		Projected								Total
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Total Net Employment Growth	30.3	21.0	70.7	72.0	62.1	65.5	65.5	75.5	75.5	75.5	613.6
Total Growth Share	1.2	0.8	2.8	2.9	2.5	2.6	2.6	3.0	3.0	3.0	24.5

Growth Share Forecasts (2004-2014)

Table T-1 provides the total forecast affordable housing obligation generated by both residential and non-residential development between January 1, 2004 and January 1, 2014. A total of 89 affordable unit housing obligation is forecast.

TABLE T-1
Total Projected Affordable Housing Obligation Generated by Residential and Non-Residential Development 2004-2014

	Actual		Projected								Total
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Total Residential	14.1	7.9	9.1	6.3	6.5	3.4	4.6	4.0	4.1	4.5	64.5
Total Non-Residential	1.2	0.8	2.8	2.9	2.5	2.6	2.6	3.0	3.0	3.0	24.5
Total	15.3	8.7	12.0	9.1	9.0	6.0	7.2	7.0	7.1	7.5	89.0

COMPARISON OF SJTPO, HISTORIC TRENDS, AND GROWTH SHARE FORECASTS

The SJTPO forecasts of 386 new residences and 488 new jobs which would yield 68 growth share affordable units. Historic trends show a slightly higher forecast. Based upon 10 year historic trends, the trend growth share would yield about 79 growth share affordable units based on 67 residential and 12 non-residential growth share units.

Based upon Upper Township's 10-year 2004 to 2014 growth projections, a growth share estimate of 89 growth share affordable units is forecast. This higher growth projection is based upon anticipated development within the Marmora Palermo Beesley's Point Town Center and the Seaville Town Center.

AFFORDABLE HOUSING PLAN (THIRD ROUND PLAN)

Upper Township's Third Round affordable housing obligation consists of three parts:

- **Rehabilitation share** – Zero (0) Rehabilitated units.
- **Recalculated 1987-1999 Prior Rounds Obligation (Prior Rounds)** – COAH has established a recalculated pre-credited housing obligation of 341 units.
- **Third Round Growth Share obligation** - **89 units** based upon projected development as presented in the HEFSP.

Credits for Constructed Units

Upper Township had identified two projects that are suitable for credit under the Prior Rounds affordable housing obligation. These projects will provide a total of 7 credits as detailed below: Therefore the recalculated obligation of 341 units minus the 7 credits is **334 units**.

- Group home managed by Employability Unlimited at 8 Foxborough Road which includes three (3) bedrooms. As a rental facility, the bedroom units are the determinant. Also as a rental facility, it is eligible for bonus rental credits under the Prior Round Plan rules. A copy of the Alternative Housing Facility survey form is attached in the Appendix. **(3 unit credit; 3 unit rental bonus credit)**
- Habitat for Humanity constructed an affordable residence on 21 Ocean Avenue in Marmora. A copy of the project facility survey is attached in the Appendix. **(1 unit credit)**

Prior Cycle Credits

- None identified.

Adjustments

- None requested.

PRIOR ROUNDS (1987-1999) PLAN

COAH has recalculated the Prior Rounds pre-credited obligation to 341 units. Seven (7) affordable housing credits reduce the precredited housing obligation to **334 units**.

Under the COAH rules for the Prior Rounds Plan, there are certain affordable housing requirements to be met in the plan. These can be summarized as follows:

Table 1

Summary of Prior Rounds Affordable Unit Obligations

Prior Rounds Pre-Credited Obligation	341 units
Minimum rental unit obligation	85 units
Maximum age restricted affordable units	85 units
Maximum RCA units	170 units
Maximum rental unit bonus credit	85 units
Maximum age restricted rental units credit	43 units

Upper Township proposes a number of strategies to address its remaining 334 affordable unit obligation. This includes the following:

- Utilize Township owned properties to work with not-for-profit organizations to build 100% affordable housing including:
 - Group Homes 4, 2-family buildings or 8 group homes with 4 bedrooms each or a total of 32 bedrooms.
 - Senior Housing 8, 2-family buildings or 16 senior units total.
 - Group Homes – 2 homes on scattered sites with 4 bedrooms each or a total of 8 bedrooms on scattered site Township owned lands.
 - Scattered site family housing - 5 residential units on scattered site Township owned lands.
 - Group Home 14 one-bedroom rental apartments in group home for disabled and very low income persons.

- Construct 100 percent affordable Senior Housing on County land - 100 senior units.

- Expand one mobile home park and construct 2 additional mobile home parks for 112 affordable rental family units.

Table 2 provides a summary of the HEFSP credits. A total of 467 credits are projected. This includes a total of 287 credits including 166 affordable family units and 115 age restricted units with 180 rental bonus credits. The adjusted Prior Rounds obligation is 334 affordable units, which will be met with 251 credits and 83 bonus credits. This will address the Prior Rounds obligation.

A total of 133 credits will be transferred to the Third Round which includes 36 unit credit and 97 bonus credits for family rental units. Depending upon the ultimate composition of the proposed projects, the family rental units which exceed the minimum rental unit threshold in the Third Round or which serve very low families may be eligible for bonus credits as well. These transferred credits will address the projected 89

affordable unit obligation in the Third Round Plan. Table 3 provides a more detailed explanation of the plan credits.

Table 2			
Summary of Plan Credits			
		<u>Prior Round Plan</u>	<u>Third Round Plan</u>
Affordable Unit Credits	Total Credits		<i>Expected Credits Transferred from Second Round (1)</i>
Family Units	5	0	5
Family Rental Units	166	166	0
Age Restricted Units	116	85	31
Total Affordable Unit Credits	287	251	36
Bonus Credits			
Family Rental Units	166	69	97
Senior Rental Units	14	14	
Total Bonus Credits	180	83	97
Total Credits	467	334	133
Total Adjusted Obligation		334	89
Overage		0	44
(1) Rental credits over the minimum required threshold are entitled to 2 for 1 bonus credits under the Third Round Plan regulations. Very low income rental units are entitled to 2 for 1 bonus credit without meeting the minimum rental unit threshold.			

INSERT TABLE 3

Proposed Affordable Housing Sites

The following section provides information on each of the proposed affordable housing sites in accordance with N.J.A.C.5:94-4.5 and N.J.A.C. 5:94-2.2(b)8. Maps are provided with information on each of the properties including aerial mapping with an environmental constraints overlay.

Affordable Housing Site #1

The Township owned property is a 4.73-acre corner parcel, comprised of Lot 175 of Block 10 and is located on Steelmantown Road at the intersection of Narrows Road. The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP. It has direct access to Steelmantown Road, which connects to County Route 557.

The site is currently located in the F25 Forestry Zone District, which requires residential uses to have a minimum of 25 acres of lot area. The Township will agree to deed restrict additional lands to meet the 25 acre minimum lot size requirements. This site would require "C" Bulk variance relief from the Board of Adjustments for an undersized lot.

The site is not within any NJDEP proposed Town Center and is in the Pinelands Management Area PMA2 Forest & Preservation. It is not in an existing or proposed sewer service area and would require an on-site septic system and a private well.

Affordable Housing Site #2

The Township owned property is a 4.00-acre, u-shaped parcel, comprised of Lots 160, 161, & 162 of Block 10 and is located on Steelmantown Road near the intersection of Woodbine Road (County Route 557). The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP. The site has direct access to Steelmantown Road, which connects to County Route 557.

The site is currently located in the F3 Moderate Density Forestry Zone District, which requires residential uses to have a minimum of 3 acres of lot area. The site is not within any NJDEP proposed Town Center and is in the Pinelands Management Area PMA2 Forest & Preservation. It is not in an existing or proposed sewer service area and would require an on-site septic system and a private well.

Affordable Housing Site #3

The Township owned property is a 3.78-acre, rectangular-shaped parcel, comprised of Lot 1 of Block 246 and is located on Washington Avenue along the Upper Township and Dennis Township municipal boundary. The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP. The site has direct access to County Route 557.

The site is currently located in the F25 Low Density Forestry Zone District, which requires residential uses to have a minimum of 25 acres of lot area. Development would require "C" Bulk variance relief from the Board of Adjustments for site plan approval. The Township proposes to deed restrict other Township owned lands within the Pinelands Management Area which will offset the lot size deficiency.

The site is not within any NJDEP proposed Town Center and is in the Pinelands Management Area PMA2 Forest & Preservation. It is not in an existing or proposed sewer service area and would require an on-site septic system and a private well.

Affordable Housing Site #4

The Township owned property is a 40,373 square foot, rectangular-shaped parcel, comprised of Lots 16-20 & 25-39 of Block 509 and is located along Oceanwoods (Ocean) Avenue between Mistletoe (Holly) Avenue and Oakland Avenue. The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP. The site has direct access to several local roads that connect to County Route 631.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The zone is being proposed for change to the R2 Moderate Density Residential Zone District but zoning regulations would not change.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map. The site is outside of the proposed Marmora-Palermo-Beesley's Point Town Center but is within Planning Area 2. It is not in an existing or proposed sewer service area and would require an on-site septic system and a private well.

Affordable Housing Site #5

The Township owned property is a 40,002 square foot, rectangular-shaped parcel, comprised of Lots 12-31 of Block 527 and is located along Oceanwoods (Ocean) Avenue between Magnolia Avenue and Redwood (Cedar) Avenue. The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP. The site has direct access to several local roads that connect to County Route 631.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The zone is being proposed for change to the R2 Moderate Density Residential Zone District but zoning regulations would not change.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map. The site is identified in the Marmora-Palermo-Beesley's Point Proposed Town Center in the 2001 State Development and Redevelopment Plan but has since been removed in the refined Town Center proposed by NJDEP for the Preliminary State Plan during Cross Acceptance. It is under management by CAFRA and is not in an existing or proposed sewer service area and would require an onsite septic system and a private well.

Affordable Housing Site #6

The Township owned site is a 42,279 square foot, rectangular-shaped parcel, comprised of Lots 1-8 & 31-38 of Block 630 and is located along Cape May Avenue between Ocean Avenue and Atlantic Avenue. The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP. The site has direct access to Ocean Avenue, which connect to US Route 9.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The zone is being proposed for change to the R Center Residential Zone District which will continue to permit single family residential uses on 40,000 square foot lots.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map, which is currently in the third stage of Cross Acceptance. The site is within the proposed Marmora-Palermo-Beesley's Point Proposed Town Center. It is under management by CAFRA and is not in an existing or proposed sewer service area and would require an on-site septic system and a private well.

Affordable Housing Site #7

The Township owned site is a 40,653 square foot, rectangular-shaped parcel, comprised of Lots 1-8 & 31-38 of Block 630 and is located along Seaview Avenue between Ocean Avenue and Pacific Avenue. The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP. The site has direct access to Pacific Avenue, which connect to US Route 9.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The zone is being proposed for change to the R Center Residential Zone District, but zoning regulations will not change for non-sewered properties.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map, which is currently in the third stage of Cross Acceptance. The site is within the proposed Marmora-Palermo-Beesley's Point Proposed Town Center. It is under management by CAFRA and is not in an existing or proposed sewer service area and would require an on-site septic system.

Affordable Housing Site #8 - Township Stagecoach Road Site

The Township owned site is a 58.64-acre, irregularly shaped parcel, comprised of Lot 87 with Lots 70 & 102-104 of Block 549 and is located along Stagecoach Road. The site has direct access through Lot 87 to Stagecoach Road, which connects to US Route 9. Approximately 32 acres of the rear lots of the site are constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP and are subject to on-site wetlands delineation to determine developable areas.

Lot 87 of the site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The rear lots are currently within the AR Agriculture & Low Density Residential Zone District, which requires lots to have a minimum of 4 acres. The site is being proposed in the AH1 Affordable Housing Zone, which would allow for single family and 2 family homes and attached housing with a minimum lot size of 40,000 with on-site septic and at 6 units per acre with a community package treatment plant.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map. It is located within the proposed Seaville3 Sewer Service Area, which would allow for sewer service to the site with a proposed amendment to the Wastewater Management Plan. Private wells would be required.

Affordable Housing Site #9 – County Owned Stagecoach Road Site

The site is a 10.22-acre, irregularly shaped parcel, comprised of Lot 1 of Block 566 and is located along Stagecoach Road. The site has direct access through Lot 87 to Stagecoach Road, which connects to US Route 9. The site is not constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The site is being proposed in the AH2 Affordable Housing Zone, which would allow for 100 percent affordable senior citizen housing at a density of 15 units/acre.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map, which is currently in the third stage of Cross Acceptance. It is located within the proposed Seaville3 Sewer Service Area, which would allow for sewer service to the site with a proposed amendment to the Wastewater Management Plan. Private wells would be required.

Affordable Housing Site #10 - Shore Acres Mobile Home Park

The site is an 81.92-acre, irregularly shaped parcel, comprised of Lot 37 with Lots 45.10, 45.11 & 45.18 of Block 567 and is located along US Route 9 and abuts the Garden State Parkway. Currently Shore Acres Mobile Home Park has 200 trailers on 30.87 acres. About 33.65 acres are vacant and privately owned with an additional 4.98 acres under Township ownership. Approximately 16 acres in the rear of the site (along the Garden State Parkway) is constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP and is subject to on-site wetlands delineation to determine developable areas.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The site is being proposed in the MH Mobile Home Zone District, which would allow for mobile homes at a density of 7 units per acre with a 20 percent affordable rental unit requirement.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map, which is currently in the third stage of Cross Acceptance. The site is identified in the proposed Seaville Town Center in the 2001 State Development and Redevelopment Plan. The site is within the proposed Seaville Town Center. It is located within the proposed Seaville2 Sewer Service Area, which would allow for sewer service to the site. Private wells will be required.

Affordable Housing Site #11 - John T. Shaw Farm Site

The site is a 46-acre, irregularly shaped parcel, comprised of Lot 37 with Lots 15.01 & 15.02 of Block 639 and is located along County Route 631 (Tuckahoe Road). Approximately 16 acres in the rear of the site is constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP and is subject to on-site wetlands delineation to determine developable areas.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The site is being proposed in the MH Mobile Home Zone District, which would allow for mobile homes at a density of 7 units per acre with a 20 percent affordable rental unit requirement.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map, which is currently in the third stage of Cross Acceptance. The site is identified in the Marmora-Palermo-Beesley's Point Proposed Town Center in the 2001 State Development and Redevelopment Plan. The site is within the proposed Marmora-Palermo-Beesley's Point Proposed Town Center. It is located within the proposed Marmora Sewer Service Area, which would allow for sewer service to the site. Public water is available along Stagecoach Road and could be extended to serve this site.

Affordable Housing Site #12 - Seaville Mobile Home Park Site

The site is a 21.7-acre, rectangular shaped parcel, comprised of Lot 25 of Block 561 and is located between Route 9 and Route 50 in Seaville Town Center. Approximately 2 acres of the site is constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP and is subject to on-site wetlands delineation to determine developable areas.

The site is currently located in the R Moderate Density Residential Zone District, which requires residential uses to have a minimum of 40,000 square feet of lot area. The site is being proposed in the MH Mobile Home Zone District, which would allow for mobile homes at a density of 7 units per acre with a 20% affordable rental housing obligation.

The site currently in the PA2 Suburban Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed for the PA2 Suburban Planning Area on the 2004 Preliminary State Plan Policy Map, which is currently in the third stage of Cross Acceptance. The site is identified in the Seaville Proposed Town Center in the 2001 State Development and Redevelopment Plan. The site is within the proposed Seaville Town Center. It is located within the proposed Seaville Sewer Service Area, which would allow for sewer service to the site. Private wells will be required.

Affordable Housing Site #13 – Disabilities Resource Center

The site is a 21.2-acre, rectangular shaped parcel, comprised of Lot 1 of Block 453 and is located along Dennisville-Petersburg Rd (County Route 610). The site is bordered to the southwest by the Woodbine Borough municipal boundary. Approximately 5 acres at the rear of the site is constrained by wetlands, C-1 waters or flood-prone areas as regulated by the NJDEP and is subject to on-site wetlands delineation to determine developable areas. The majority of the site and along the CR610 frontage appears unconstrained. The site adjoins a commercially developed property in Woodbine Borough. Further to the north of the site is a mining operation.

The site is currently located in the M Mining Zone District, which does not permit residential uses. Rezoning is proposed to permit this use as a group home facility. The site is currently owned by the Township of Upper and is proposed for a 14 bedroom /apartment units with common facilities as a 'group home' or adults of very low income (30% below the median) and/or people with disabilities.

The site is currently designated in the PA5 Environmentally Sensitive Planning Area on the 2001 State Development and Redevelopment Plan Policy Map and is proposed to remain in the PA5 Environmentally Sensitive Planning Area on the 2004 Preliminary State Plan Policy Map, which is currently in the third stage of Cross Acceptance. The site is also designated by CAFRA to the Coastal Environmentally Sensitive Planning Area. The site is located outside on known Natural Heritage Priority Sites according to NJDEP records and the Township NRI.

The site not within an existing or proposed sewer service area and would require an onsite septic system and a private well. Soil types according to the Soil Conservation Service mapping indicated primarily Fort Mott Sand soil classification which is not a hydric soil.

THIRD ROUND GROWTH SHARE PLAN (2004 - 2014)

Based on the growth share analysis previously documented, an estimated 89 affordable units are forecast for the 10 year period from January 1, 2004 to January 1, 2014. Based upon COAH's Third Round Substantive Rules, the following requirements are applicable to Upper Township's growth share obligation.

Table 3 Summary of Third Round Growth Share Obligations

Growth Share Obligations	89 units
NJAC 5:94-4.20 Minimum Rental Units (25% of growth share)	22 units
NJAC 5:94- 4.20(f) Maximum Age-Restricted Rental Units (12.5% of growth share)	11 units
NJAC 5:94-4.19 Maximum Age-Restricted Units (50% of total growth share)	44 units
NJAC 5:94-5.1(a) Maximum RCA (50% total growth share)	44 units

Upper Township expects to meet its Third Round growth share obligation of 89 affordable units with project credits to be transferred from the Prior Rounds. The Upper Township also plans to adopt a Growth Share Ordinance that will address its future housing obligations and that will provide a cushion to cover any unknown shortfalls in its affordable unit need.

The Township expects that the Third Round growth share obligation for future development will be constructed on-site for those residential projects of eight (8) residential units or greater. Otherwise, units will be constructed elsewhere in the Township by the Developer or a payment in lieu of construction would be placed in the Township Housing Trust Fund. Within the proposed Town Centers within the TCC Town Center Core and TC Town Center zones, affordable housing within mixed use structures is being encouraged.

FAIR SHARE PLAN STRATEGIES

Growth Share Ordinance

Upper Township will adopt a Growth Share Ordinance to address future housing and job creation in the Town. It requires growth share contributions from all development at a rate of 1 affordable unit per 8 market rate units and 1 affordable unit per every 25 jobs. Options provide units to be constructed on-site in residential zones or mixed use zones. There will be no density bonus for construction of affordable units.

The Township may collect payment in lieu of constructing units on-site or payment of partial unit obligations. The Town will implement an affordable housing program to address strategies such mortgage buy downs of existing housing units for low and moderate income households. A copy of the Draft Growth Share Ordinance is included in the Appendix.

Municipal Sponsored Buy Down Mortgage Program

Upper Township intends to pursue a municipal sponsored Buy-Down Mortgage Program which will be initially limited to 10 units with a minimum \$25,000 subsidy per unit. These units are exempt from the bedroom distribution mix. The funding will be provided through future payments in lieu of construction of affordable on-site to be implemented through the Township's Housing Trust Fund. Upper Township intends to utilize the services of the New Jersey Affordable Housing Services or a similar agency to serve as Administrative Agent for the Town to implement and market these services. As the program are established, Upper plans to request expansion of this program beyond the 10 initial units. A mortgage buy down program handbook will be prepared before implementation of the program.

Accessory Apartments

The Township intends to adopt regulations permitting accessory apartments within existing residential homes and within mixed use development to provide for affordable units as regulated under COAH. Up to 10 accessory apartments will be permitted with a subsidy of \$20,000 per units. The funding of these units shall be through the Township's Housing Trust Fund.

Zoning Amendments

Upper Township will adopt revisions to its zoning ordinance to permit the proposed affordable housing specified in its Prior Round Plan. This includes the following new inclusionary zones:

- MH Mobile Home Park District
- AH1 Affordable Housing 1 (2-family and attached housing on the Township owned Stagecoach Road site at a maximum density of 6 units/acre with a 100% affordability obligation)
- AH2 Affordable Housing 2 (Senior housing on County owned Stagecoach Road site at a maximum density of 15 units/acre with a 100 percent affordability obligation.)
- AH3 Affordable Housing 3 (Group home for the disabled or low income persons with a 100% affordability obligation with up to 24 rental apartments or bedrooms.)

The Township will also adopt the following ordinances to provide additional opportunities for affordable housing:

- Assisted Living Facilities (ALF) Ordinance which will permit ALF developments with a minimum 25% bedroom setaside for affordable units.
- Accessory Apartments
- Age-restricted housing in planned developments within the Town Centers with a maximum density of 6 units/acre with a 20 percent affordability obligation.

A copy of the draft ordinances will be provided.

ADMINISTRATIVE REQUIREMENTS

The Township expects to contact with an Administrative Agent to monitor and market affordable housing units. The Township also expects to establish a Housing Liaison Officer position within the Township. Draft Resolutions pertaining to these positions will be provided.
























A Draft Development Fee Spending Plan, an Affordable Housing Ordinance and Affordable Housing Marketing Plan will be provided. The Township will establish a Housing Trust Fund for the development fees. A Draft Resolution Establishing a Housing Trust Fund will also be provided. .

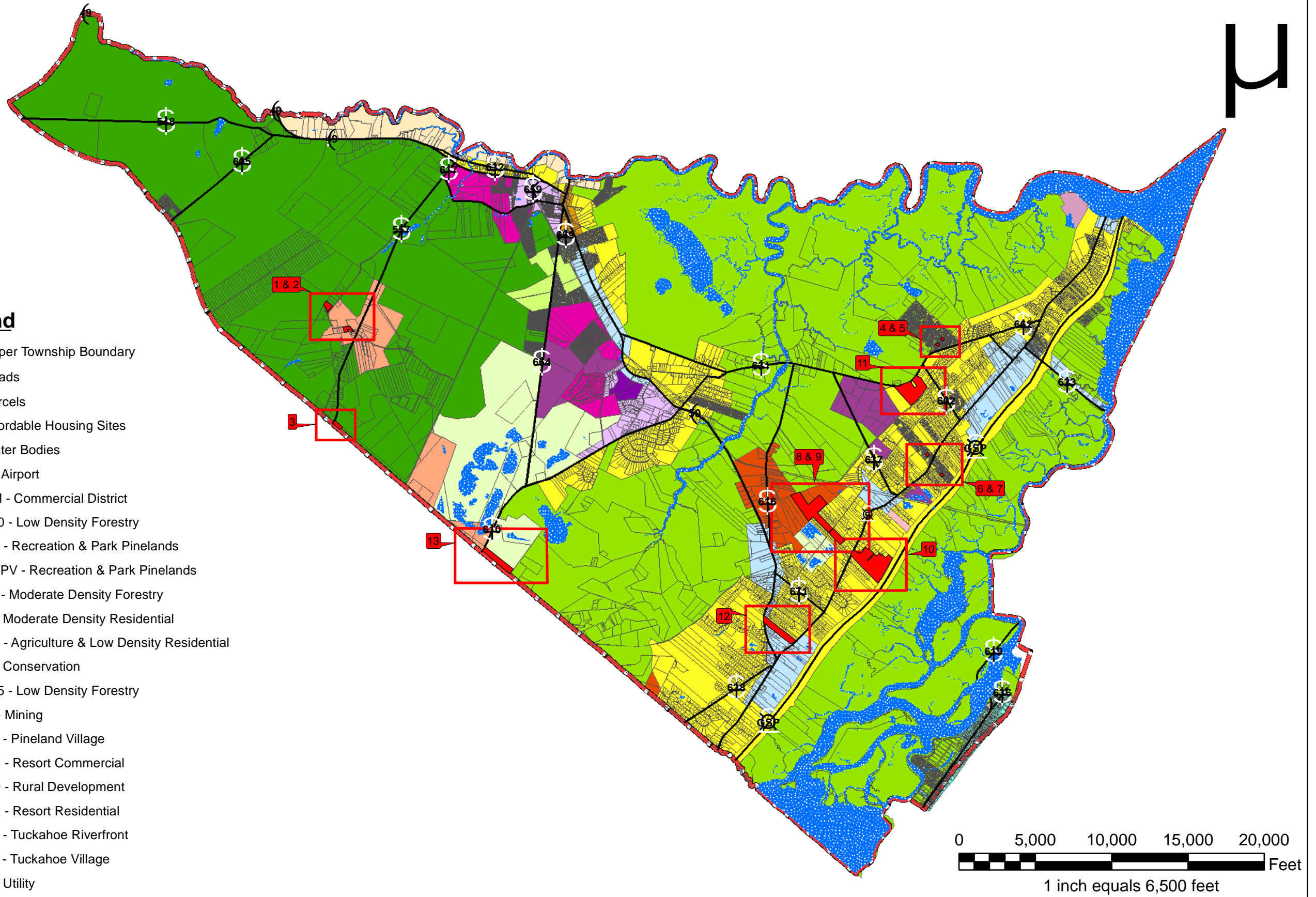
APPENDICES

- Maps of Affordable Housing Sites
- Service list of property owners of proposed affordable housing sites
- Alternative Living Arrangements Survey - Group Home 8 Foxborough Road
- Project Survey Form - Habitat for Humanity home 21 Ocean Avenue, Marmora.
- Draft Growth Share Ordinance
- Letters from owners of proposed affordable housing sites
- Planning Board Resolution Approving Housing Element and Fair Share Plan
- Township Committee Resolution Authorizing filing of Housing Element and Fair Share Plan with COAH
- Copies of the municipal master plan, zoning ordinance and tax maps will be provided under a separate cover.

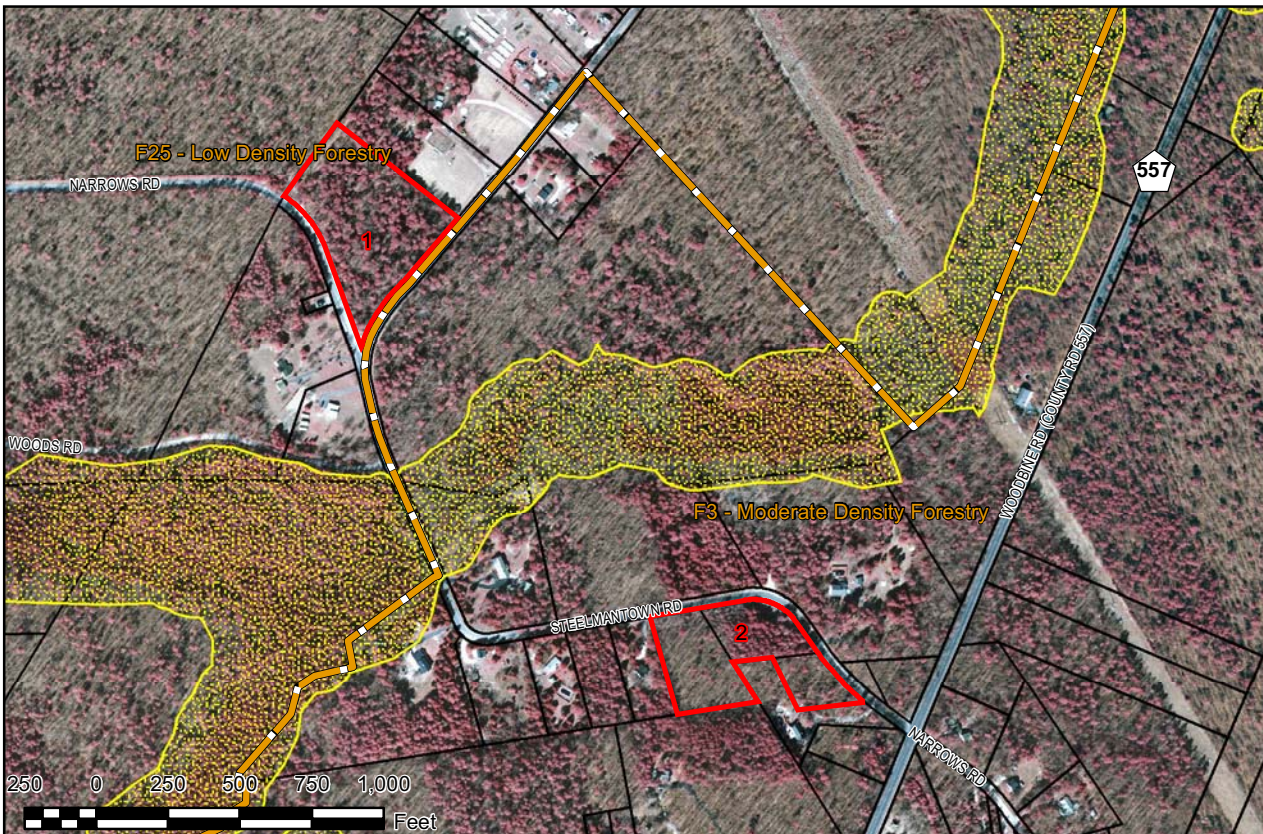
\\Njncad\projects\2004\041364G1\Reports\FinalDraft.11.27.06\11.27.06_Housing_Plan.doc

Legend

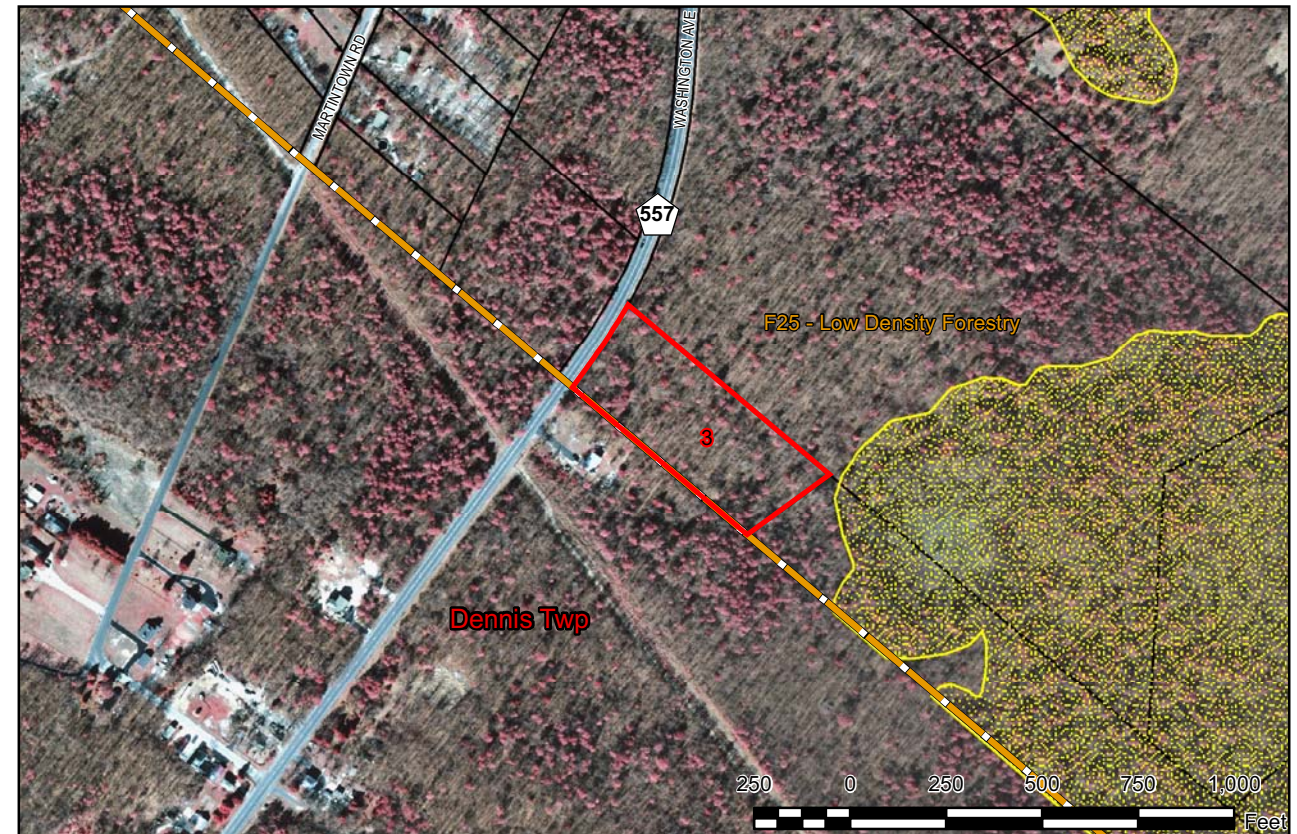
-  Upper Township Boundary
-  Roads
-  Parcels
-  Affordable Housing Sites
-  Water Bodies
-  A - Airport
-  CM - Commercial District
-  F10 - Low Density Forestry
-  RP - Recreation & Park Pinelands
-  RPPV - Recreation & Park Pinelands
-  F3 - Moderate Density Forestry
-  R - Moderate Density Residential
-  AR - Agriculture & Low Density Residential
-  C - Conservation
-  F25 - Low Density Forestry
-  M - Mining
-  PV - Pineland Village
-  RC - Resort Commercial
-  RD - Rural Development
-  RR - Resort Residential
-  TR - Tuckahoe Riverfront
-  TV - Tuckahoe Village
-  U - Utility



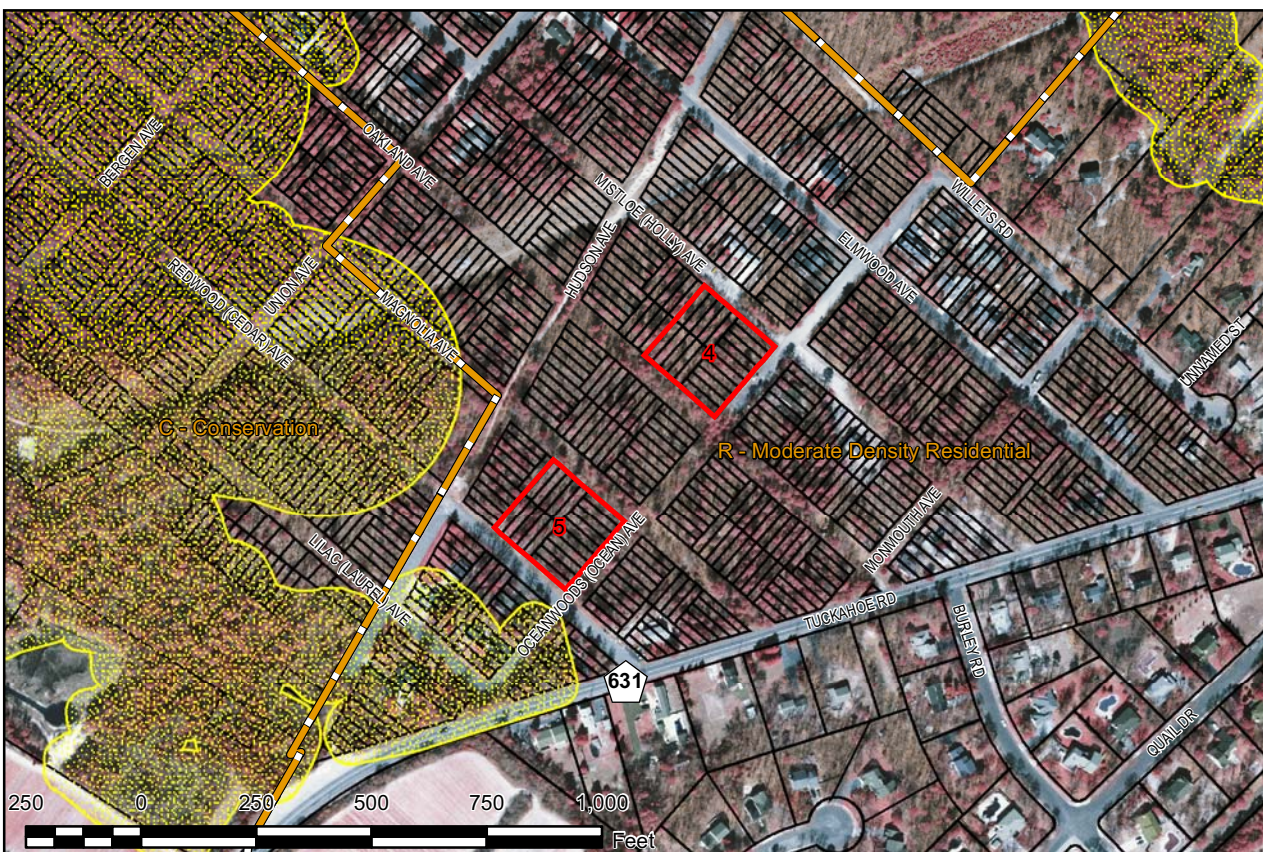
Upper Township Affordable Housing Sites Map 1



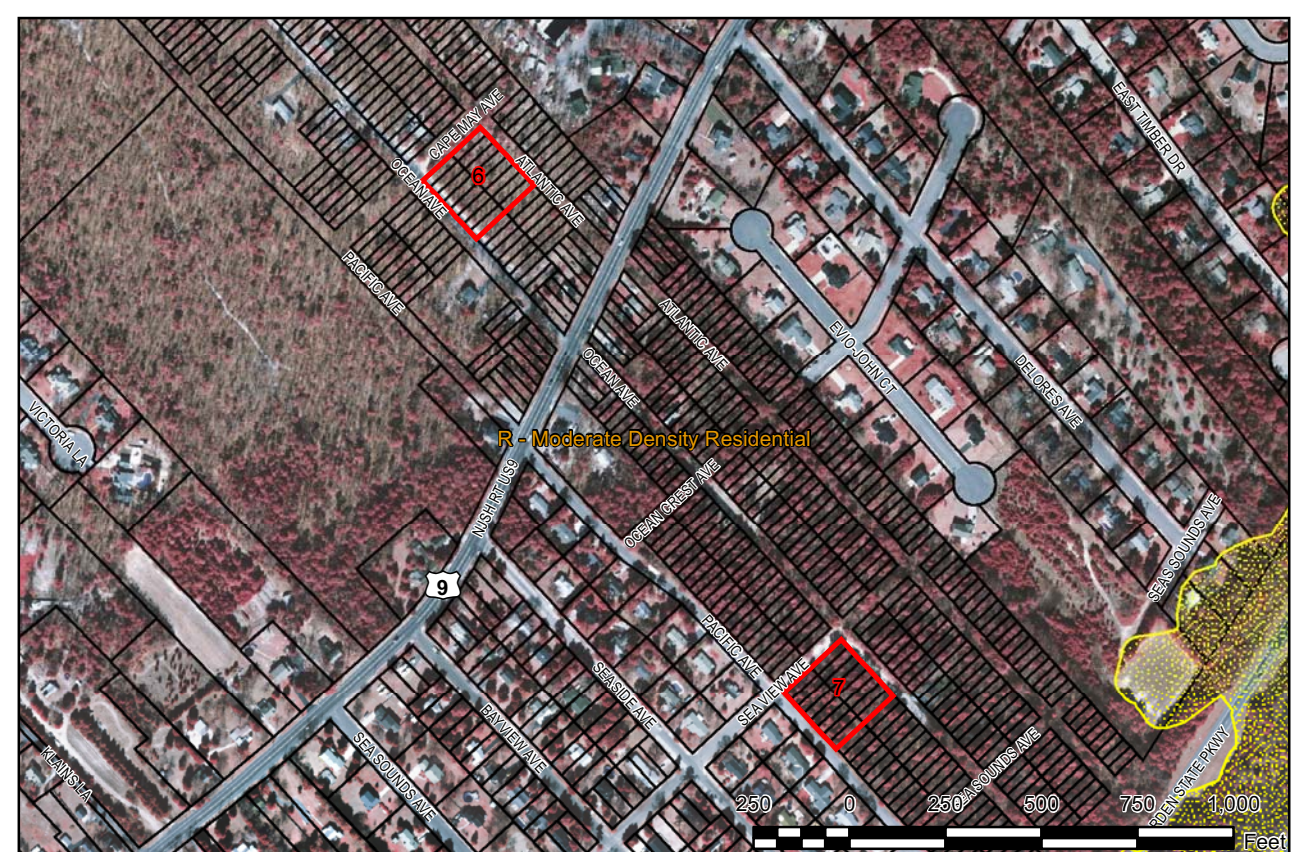
Township Owned Affordable Housing Sites #1 & 2



Township Owned Affordable Housing Site #3



Township Owned Affordable Housing Sites #4 & 5



Township Owned Affordable Housing Sites #6 & 7

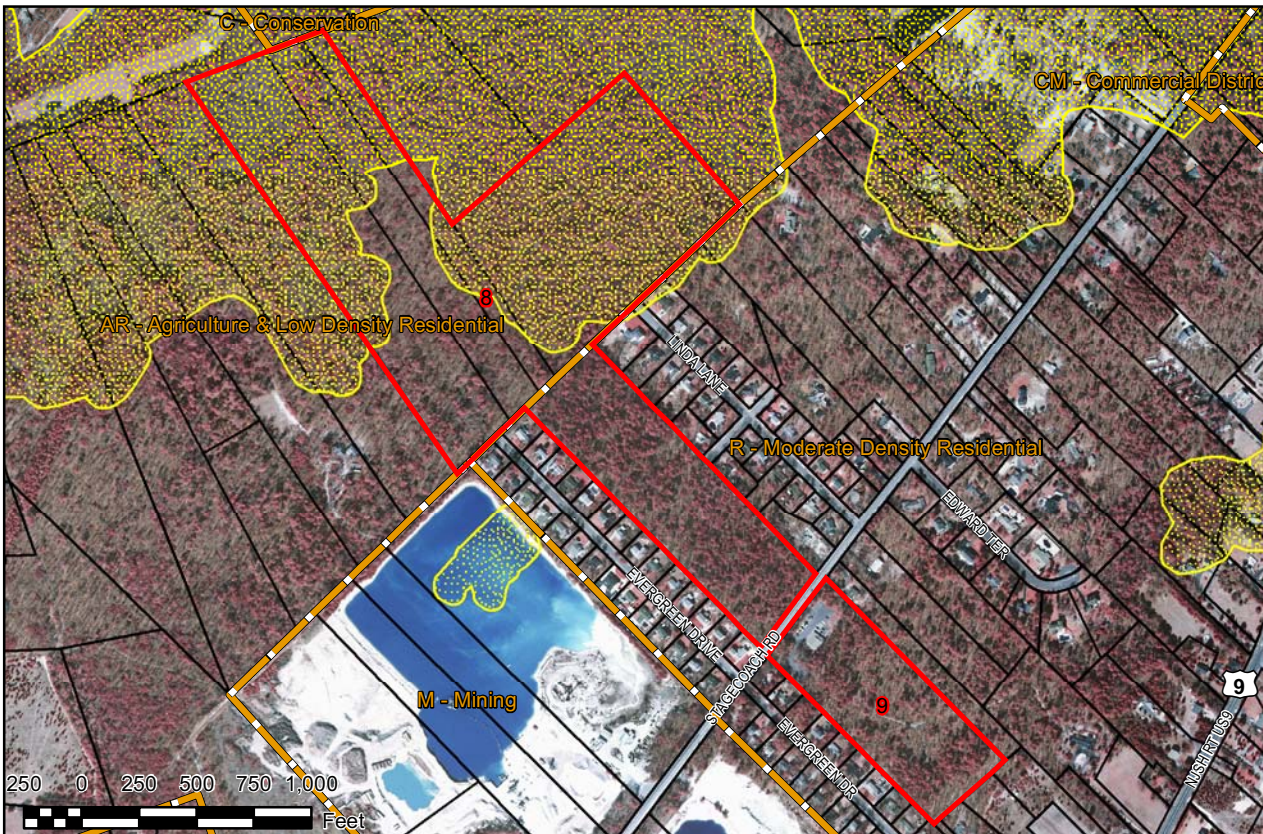


Parcels Affordable Housing Sites Zone Boundaries Environmental Constraints

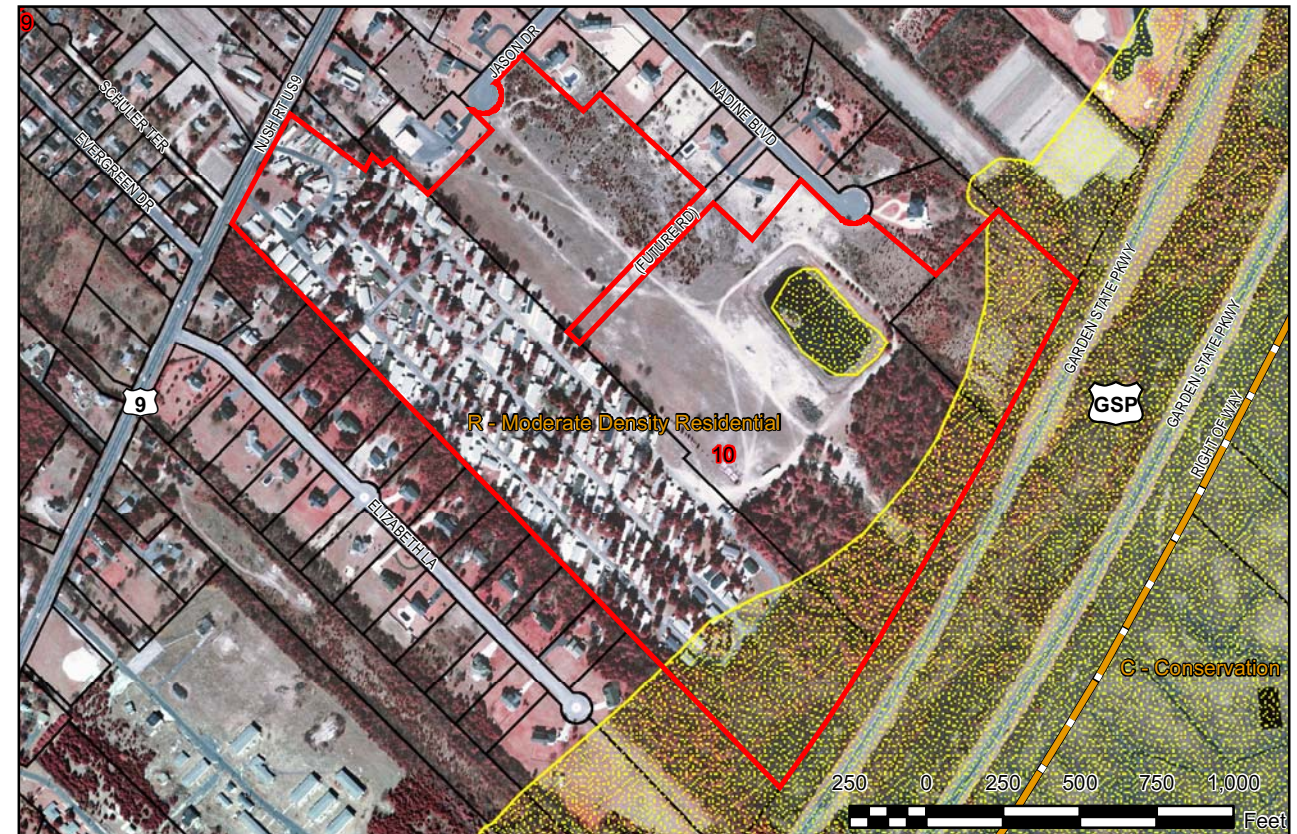


UPPER TOWNSHIP
 AFFORDABLE HOUSING SITES MAP 2

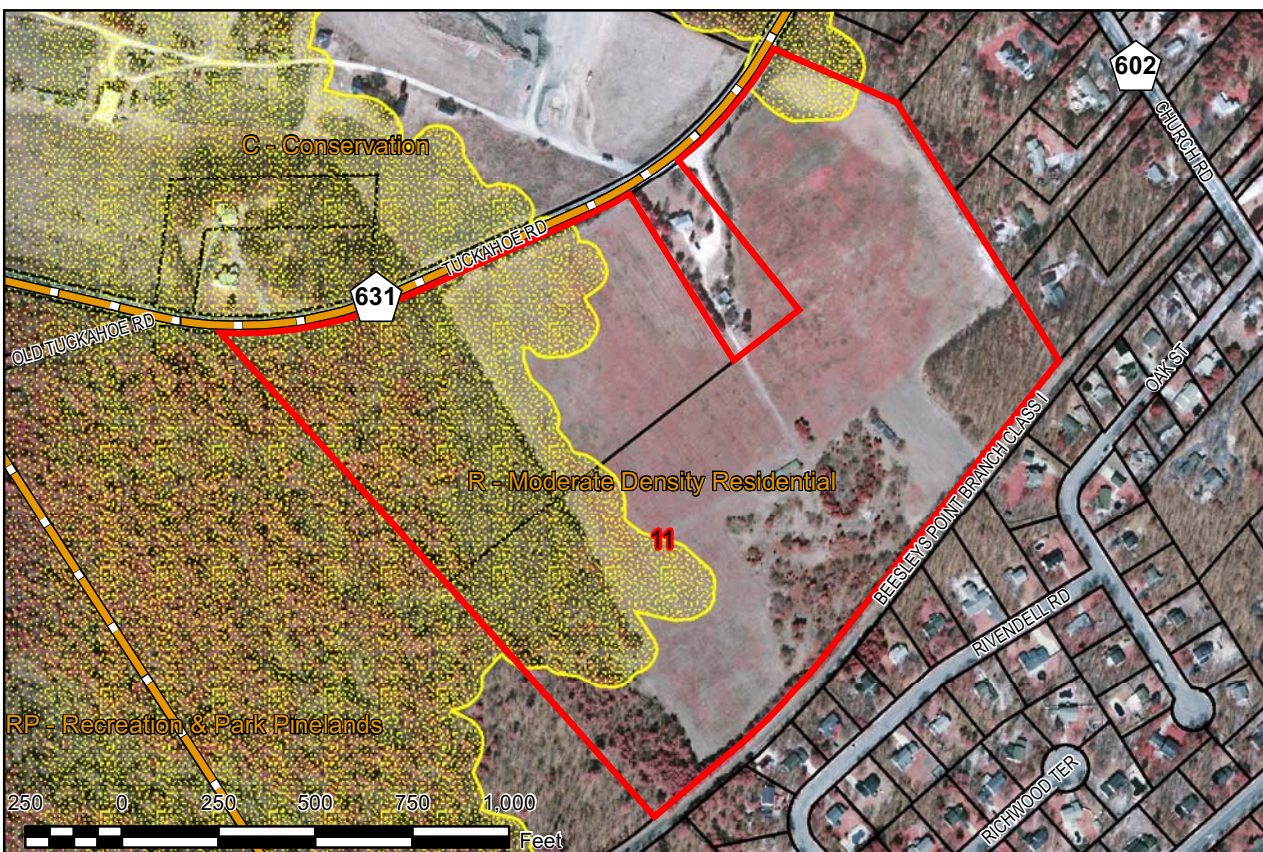
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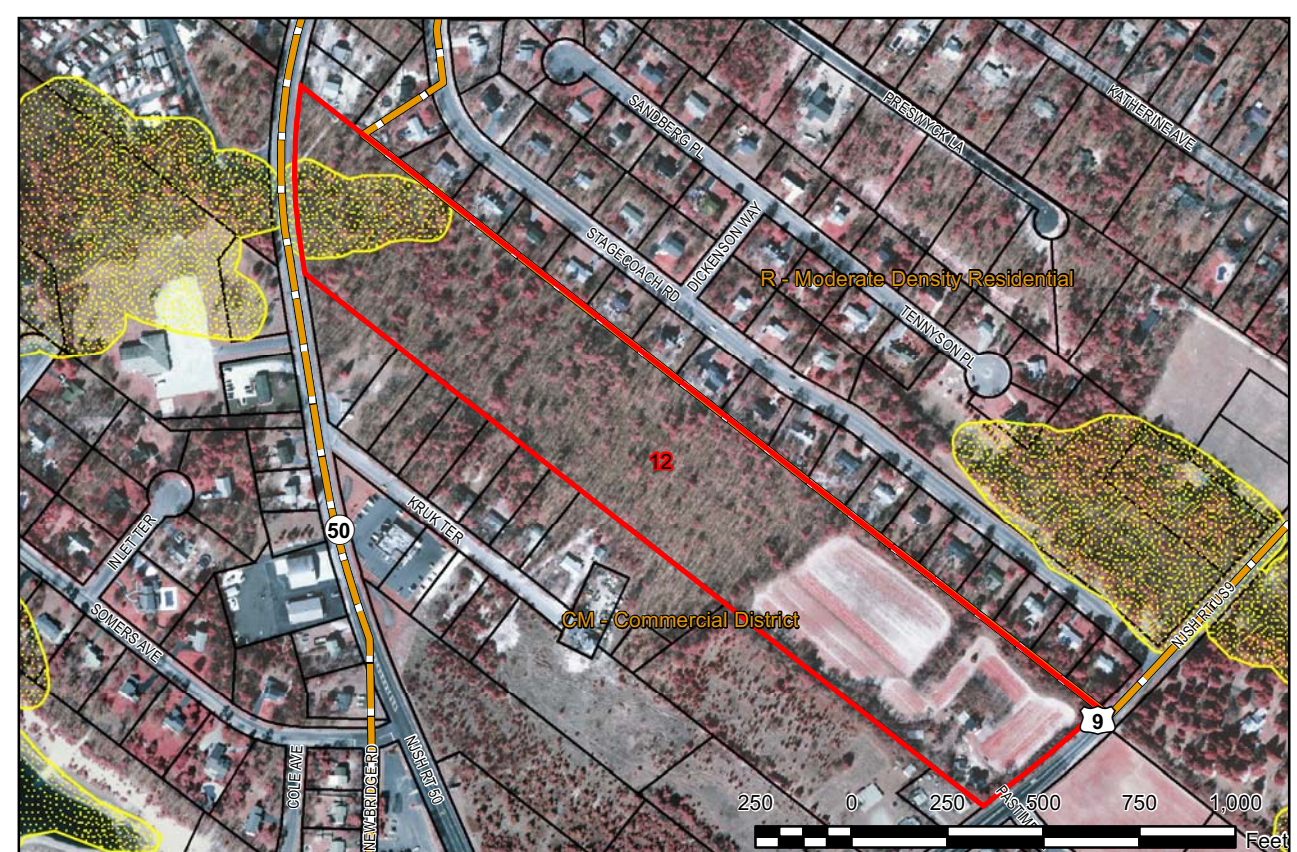
Affordable Housing Site #8 - Township Stagecoach Road Site
Affordable Housing Site #9 - County Stagecoach Road Site



Affordable Housing Site #10 - Shore Acres Mobile Home Site



Affordable Housing Site #11 - John T. Shaw Farm Site



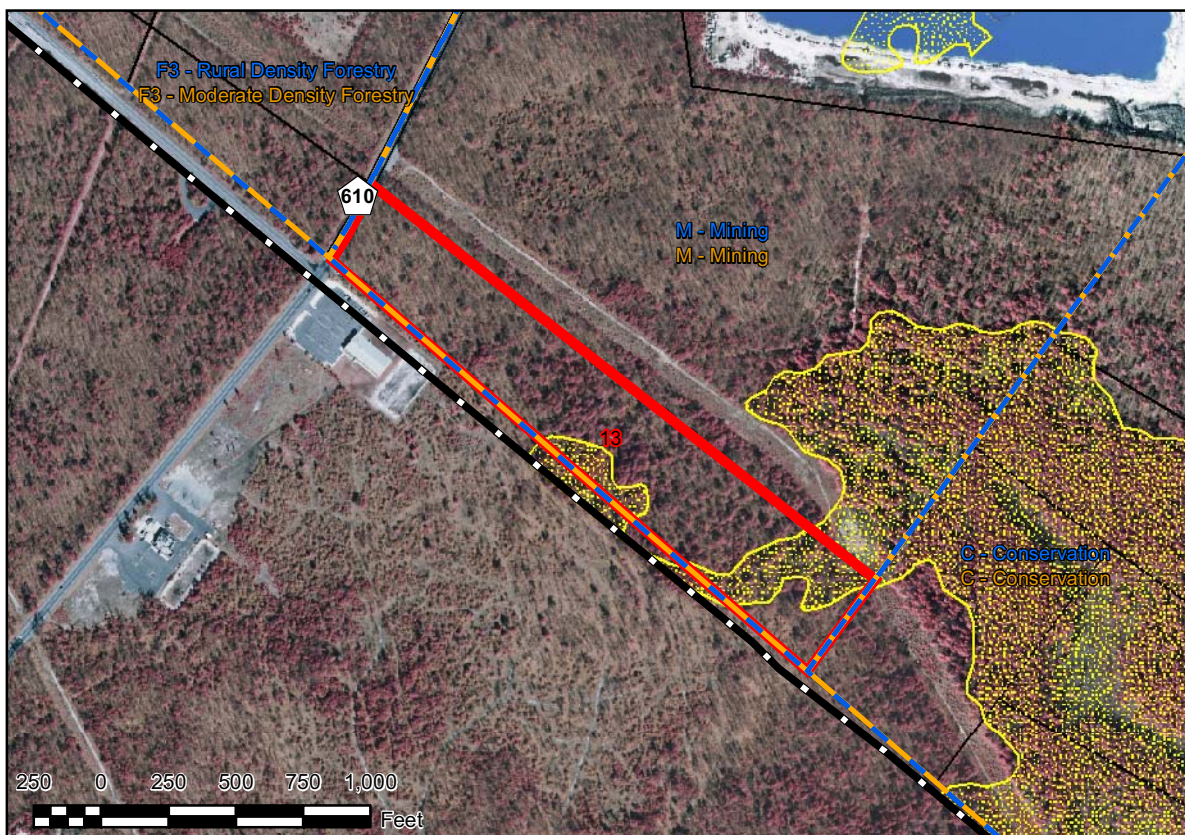
Affordable Housing Site #12 - Seaville Site









Parcels
 Affordable Housing Sites
 Zone Boundaries
 Environmental Constraints

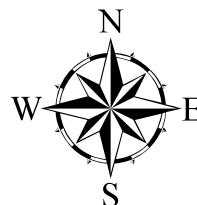


THESE MAPS WERE DEVELOPED USING NJDEP, CAPE MAY COUNTY & UPPER TOWNSHIP GIS DIGITAL DATA.
THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY THE NJDEP AND IS NOT COUNTY OR STATE AUTHORIZED.
NOTE: THESE IMAGES ARE DATED 2002



Affordable Housing Sites #13 - Disabilities Resource Center

-  Municipal Boundary
-  Parcels
-  Zone Boundaries
-  Proposed Zone Boundary
-  Affordable Housing Sites
-  Wetlands & 300' C-1 Water Buffer



UPPER TOWNSHIP AFFORDABLE HOUSING SITES MAP 4