

Bedminster Township
Somerset County

Housing Plan Element
and
Fair Share Plan

Adopted:
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Prepared by: The Bedminster Township Planning Board

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

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Executive Summary

This Housing Element and Fair Share Plan details Bedminster Township's substantial production of affordable housing, and credits this housing against Bedminster's affordable housing obligation in accordance with the rules established by the Council on Affordable Housing (COAH). The Housing Element documents how the Township met its fair share obligation for the period 1987-1999, and how it will apply surplus affordable housing toward its affordable housing obligation for the period January 1, 2004 to January 1, 2014. The Housing Element and Fair Share Plan also provides a detailed analysis of the demographic, housing and employment characteristics of Bedminster Township, and an estimate of future growth through December 31, 2013.

Bedminster Township was a "Mount Laurel" defendant (Allan-Deane Corporation v. Township of Bedminster and Planning Board) and in 1984 received a "Final Judgment of Mount Laurel II Compliance and Six Year Repose". This final judgment came in response to the Township's agreement to rezone sufficient lands to permit the construction of at least 819 low- and moderate-income units, which the court found to be Bedminster's fair share obligation for the 1980-1990 period. The Court subsequently modified the 1984 Final Judgment in 1992, reducing the Township's Court-imposed fair share obligation to 698 units and extending the period of repose until December 31, 1995.

COAH previously calculated the Township's fair share obligation at 177 low- and moderate-income dwelling units for the period 1987-1999, representing a major reduction from the Court-imposed obligation. This prior round obligation has been recalculated by COAH for the Third Round, using updated information from the 2000 Census, and reduced to 157 affordable units. Through December 31, 2013, Bedminster's obligation includes this recalculated total plus a new "growth share" obligation, based on actual growth. Preliminary estimates indicate that another 37 affordable units will be required to meet the growth share requirement, resulting in a cumulative obligation for the period 1987 through 2013 of 194 affordable units.

The Township's affordable housing production to date far exceeds the current obligation, which is the latest in a series of diminishing estimates of Bedminster's fair share responsibility. Bedminster's affordable housing supply includes 694 affordable units, and the Township also rehabilitated 4 low- and moderate-income units during the 1990's, although these are not credited under the Third Round methodology. When rental bonus credits are included, Bedminster has produced a total of 791 affordable units and bonus credits. After fully addressing the 157-unit prior round obligation and the 37-unit growth share obligation forecast for the Third Round, Bedminster has 597 affordable housing credits in excess of its cumulative 1987-2013 fair share obligation.

Bedminster has also adopted a developer fee ordinance, and programs the use of these funds through an adopted developer fee spending plan.

Introduction

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3) to address Bedminster Township's cumulative housing obligation for the period 1987- 2014. This Plan has also been prepared pursuant to N.J.S.A. 52:27D-310, which outlines the mandatory requirements for a Housing Plan Element, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents; and, a discussion of municipal employment characteristics. It also responds to the affordable housing mandates of the Third Round Substantive Rules of the Council on Affordable Housing (COAH) (N.J.A.C. 5:94-1 et seq.).

As required by the Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community's Master Plan. The Fair Housing Act also established the Council on Affordable Housing (COAH) as the State agency to administer municipal implementation of municipal plans and to create rules and regulations to develop low- and moderate-housing in the State.

COAH has established both procedural and substantive rules for a Compliance Plan to address the affordable housing obligation, based on a regional fair share allocation formula. Municipal land development regulations are now entitled to a ten-year presumption of validity against a builders remedy challenge where a local Housing Element/Fair Share Plan either receives substantive certification from COAH or a Judgment of Compliance and Repose approved by a Court.

The first round COAH regulations covered the 1987-1993 time period. In 1994, COAH adopted substantive rules establishing the requirements for the Second Round of affordable housing plans, covering a twelve-year cumulative period from 1987-1999. The substantive rules for COAH's Third Round were adopted on December 20, 2004, covering the period from January 2000 to December 2013, although compliance is to be achieved during the period from January 2004 to December 2013.

Cumulative Prior Round and Third Round Obligation

COAH calculated a cumulative obligation of 177 units for Bedminster Township for the First and Second Round (1987-1999). Affordable housing obligations assigned to municipalities by COAH for the Third Round (through 2013) have been recalculated from prior forecast estimates, based on population and housing data from the 2000 Census. COAH recalculated each municipality's prior round obligation, remaining rehabilitation component and anticipated residential and non-residential growth through the year 2013, to generate a new affordable housing obligation for each municipality, which is to be met during the period January 1, 2004 to January 1, 2014.

The Third Round rules adopt a new "growth share" methodology, whereby the regional housing need is assigned to communities based on their projected growth. COAH Third

Round rules provide that a growth share obligation accrues, beginning January 1, 2004, in relation to new residential and non-residential development. The obligation is one new affordable housing unit for every eight market-rate homes that are constructed or for every twenty-five new jobs, based upon net increases in market-rate housing and square footage of non-residential construction. COAH has utilized household and job forecasts prepared by regional Metropolitan Planning Organizations (MPOs) as presumptive indicators of growth share, and requires municipalities to compare these numbers to locally-derived estimates based on approved or expected growth.

The total Third Round obligation, which is cumulative for all prior cycles, is shown in Table 1:

Table 1
Bedminster Township's Third Round
Affordable Housing Obligation

	MPO	Locally-derived
Total Recalculated Second Round	157	157
Growth Share	25	37
Rehabilitation Obligation	0	0
Cumulative 1987-2013 Obligation	182	194

Table 1 illustrates the results of the two methods of calculating growth share, as described in COAH rules. The North Jersey Transportation Planning Authority (the MPO responsible for the region that includes Bedminster) forecasts indicate a growth share of 25 units, compared with the 37-unit locally-derived growth share forecast, which is described in Appendix B.

The MPO forecasts are presumed to be valid unless a higher locally-derived growth share estimate is developed from a review of actual and projected growth based on Certificates of Occupancy and approved or expected development, in which event COAH requires the higher estimate to be utilized in calculating the Third Round obligation. Additionally, COAH requires monitoring the actual growth at intervals during the period of certification (Years 3, 5 and 8) and will adjust the obligation upward if actual growth outpaces projected growth.

In summary, the recalculated prior round obligation for Bedminster Township decreased from 177 units in the Second Round to 157 units in the Third Round. Added to this recalculated number is a growth share obligation to provide an additional 37 affordable units, based upon anticipated new residential development and job creation, combining to create a cumulative affordable housing obligation for Bedminster Township of 194 affordable units and/or credits for the period 1987-2013 (Table 1).

COAH-Certified Second Round Units and Credits

Bedminster Township has been a participant in the COAH process and has seen its housing plan certified by the Council. The Substantive Certification issued by COAH on

May 1, 1996 cites the 177-unit cumulative 12-year obligation (1987-1999). Bedminster's affordable housing performance to date has included the compliance elements shown in Table 2:

Table 2
Bedminster Township's
Affordable Housing Production

	The Hills	Timberbrooke	Pluckemin Park Senior Housing	Rehabilitation	Total
Rental	102	0	50	0	152
Sales	518	24	0	4	546
Total	620	24	50	4	698

Meeting the Recalculated Prior Round Obligation

The 4 units rehabilitated during the 1990's addressed a prior need that has been fully satisfied, based on the 2000 Census, and Bedminster has no rehabilitation requirement at present. COAH also does not credit municipalities in the Third Round with the units that have been rehabilitated during the prior round. Thus, Bedminster has 694 units of affordable housing units applicable to prior rounds and the Third Round. Table 3 illustrates how these 694 units, and associated rental credits, are applied to the 157-unit recalculated prior round obligation.

Table 3
Summary of Bedminster Township's Recalculated Second Round
Affordable Housing Compliance

Project Name	Total Units Constructed	Affordable Units Applied to Second Round Obligation	Rental Bonus Credits*	Total Affordable Units and Bonus Credits Applied to Second Round	Affordable Units Carried Forward to Third Round Obligation
Hills rental units	102	39	39	78	63
Hills for sale units	518	16		16	502
Pluckemin Park (age-restricted rental units)	50	39		39	11
Timberbrooke	24	24		24	
Total	694	118	39	157	576

In Table 3, 39 Hills rentals are applied to the recalculated prior round, along with a 39-unit rental bonus for 78 total credits. Additionally, 39 senior rental units and 40 for sale

units (16 at The Hills and 24 at Timberbrooke) are combined to meet the 157-unit recalculated prior round obligation. Table 3 also carries forward 576 units to be applied to the Third Round, including 63 Hills rentals, 11 units at Pluckemin Park and 502 for sale units at The Hills. Thus, after fully addressing the 157-unit recalculated prior round obligation, as shown on Table 3, Bedminster Township has a total of 576 affordable units available to apply to the Round Three 37-unit growth share obligation.

Meeting the Third Round COAH Obligation

COAH rules permit municipalities to meet Third Round growth share obligations with a combination of techniques, and also specify how the growth share must be satisfied, including:

- up to 50% of total growth share can be transferred to another municipality via Regional Contribution Agreements (at \$35,000/unit);
- up to 50% of growth share *addressed within the municipality* may be age-restricted units;
- at least 25% of growth share must be rental units (rental obligation);
- no more than 50% of the 7-unit rental obligation (3 units) may be met with age-restricted units;
- rental bonuses are not available for age-restricted units;
- rental bonuses for non-age restricted units only apply after the rental obligation has been met.
- 2:1 bonus credits for any rental or sale unit affordable to households earning 30% or less of median income.

After fully satisfying the 157-unit recalculated prior round obligation, the Township carries forward the remaining 576 units at The Hills and Pluckemin Park, which were not applied to the recalculated prior round obligation. As noted above, Round Three rules require that 25 percent of the municipality's growth share be addressed with rental units. Thus, of the 37 units projected as the growth share component, at least 9 units must be rentals, for which no rental bonuses can be credited. This requirement is satisfied with 4 Pluckemin Park rental units and 5 Hills rentals. The 58 Hills rental units not required to meet the rental obligation are eligible for 2:1 rental bonus credits, as shown on Table 4.

Table 4
Applying Bedminster Township's Surplus Units and Credits
to the Third Round

Project Name	Rental Units	Applied to Rental Obligation	Rental Bonus Credits	For Sale Units	Total Units and Credits
Hills rental units	63	5	58		121
Hills for sale units				502	502
Pluckemin Park	11	4			11
Total	63	9	58	502	634

Applying this 634-unit surplus and eligible rental bonus credits to the 37-unit growth share obligation in the Third Round yields an estimated surplus of 597 affordable units and credits, as shown on Table 5.

Table 5
Bedminster's Third Round Affordable Housing Obligation
and Prior Round Surplus Units and Credits

Total Remaining Recalculated Second Round	0
Growth Share	37
Rehabilitation Obligation	0
Total Third Round Obligation	37
Total Surplus Units and Credits To Be Applied To Third Round Obligation (Table III)	634
Remaining Surplus	597

Fair Share Plan

Bedminster Township's affordable housing performance has far exceeded COAH's numerical fair share obligation, with 157 units and bonus credits attributed to the prior round obligation and 634 units and bonus credits applicable to the Third Round, for a total of 791 affordable units and bonus credits. After fully addressing the 37-unit growth share obligation forecast for the Third Round, Bedminster has 597 affordable housing credits in excess of its cumulative 1987-2013 fair share obligation.

The Township has enacted a development fee ordinance and has a COAH-approved development fee spending plan. The Township may elect to adopt a growth share ordinance, either in place of or in addition to the development fee ordinance, to assist affordable housing retention, rehabilitation and maintenance.

APPENDIX A HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Inventory of Municipal Housing Conditions

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

According to the 2000 Census, the Township had 4,467 housing units, of which 4,235 (95%) were occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. In 2000, the Township consisted primarily of one-family, detached dwellings (26% of the total, compared to 61% in the County), and single-family attached units (39%) there were 1,593 units in multi-family structures. The Township had a slightly smaller percentage of renter-occupied units than the County, 20%, compared to 23% in Somerset County and 32% in the State.

Table 1: Units in Structure by Tenure

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	64	1,081	875	206
1, attached	53	1,676	1,489	187
2	16	96	30	66
3 or 4	0	201	114	87
5+	99	1,171	890	281
Other	0	0	0	0
Mobile home or trailer	0	10	0	10
Total	232	4,235	3,398	837

Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) for Township, QT-H5 & 10.

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Somerset County and the State. Approximately 58% of the owner-occupied units in the Township were built in the 1980's with 25% built in the 1990's, attributed primarily to the Hills Development. Most renter-occupied units were also built between 1980 and 2000.

Table 2: Year Structure Built by Tenure

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-2000	29	1,059	866	193
1980-1989	125	2,328	1,956	372
1970-1979	0	108	92	16
1960-1969	0	123	96	27
1950-1959	28	207	165	42
1940-1949	29	76	46	30
Pre-1940	21	334	177	157

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

Table 3 compares the year of construction for all dwelling units in the Township to Somerset County and the State. The Township had a much larger percentage of units built between 1980 and 1990 than did the County or State, and a smaller percentage of units built for all previous years. This is clearly seen in the median year built between the State, County and Township.

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

Year Built	%		
	Bedminster Township	Somerset County	New Jersey
1990 – 2000	24.4	21.3	10.5
1980 – 1989	54.9	20.2	12.4
1970 – 1979	2.4	11.6	14.0
1960 – 1969	2.8	15.2	15.9
1950 – 1959	4.6	12.9	17.1
1940 – 1949	3	6.6	10.1
Pre-1940	7.9	12.4	20.1
Median Year	1985	1973	1962

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

The 2000 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; this data is reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed slightly smaller households, with 79% of renter-occupied units having 2 persons or fewer compared to 77% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 75% having two bedrooms or fewer, compared to 62% of owner-occupied units.

Table 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,866	1,456	410
2 persons	1,402	1,154	248
3 persons	499	408	91
4 persons	300	229	71
5 persons	115	103	12
6 persons	36	31	5
7+ persons	17	17	0
Total	4,235	3,398	837

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

Table 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	36	.8	7	29	29	0
1 bedroom	559	12.5	0	559	359	200
2 bedrooms	2,253	50.4	99	2,154	1,727	427
3 bedrooms	1,143	25.6	104	1,039	880	159
4 bedrooms	274	6.1	7	267	245	22
5+ bedrooms	202	4.5	15	187	158	29

Source: 2000 U.S. Census, SF-3 for Township, QT-H8 and QT-H5.

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

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

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Bedminster Township	1.96	1.98	1.89
Somerset County	2.69	2.78	2.36
New Jersey	2.68	2.81	2.43

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

The distribution of bedrooms per unit, shown in Table 7, indicates that the Township contained dramatically more two to three bedroom units than the County or State in 2000, and fewer four or more bedroom units than either the County or State.

Table 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Bedminster Township	13.3	76	10.6
Somerset County	12.7	54.2	33.2
New Jersey	18.3	59.2	22.6

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

In addition to data concerning occupancy characteristics, the 2000 Census included a number of indicators, or surrogates, which related to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In the first Two Rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and, water. In the Round Three rules, COAH has reduced this to three indicators, which in addition to age of unit (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

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

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

Table 8 compares the Township, County, and State for the above indicators of housing quality. The Township had no units with inadequate kitchen or plumbing and fewer overcrowded units than the County or State.

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

Condition	%		
	Bedminster Township	Somerset County	New Jersey
Overcrowding	1.8	3.5	5
Inadequate plumbing ¹	0	.4	.7
Inadequate kitchen ¹	0	.5	.8

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

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

The last factors used to describe the municipal housing stock are the housing values and gross rents for residential units. With regard to values, the 2000 Census offers a summary of housing values, seen in Table 9, which indicate that 62% of all residential properties in the Township were valued over \$200,000 with a median housing value of \$228,000.

Table 9: Value of Owner Occupied Residential Units

Value	Number of Units	%
\$0 – 50,000	44	2
\$50,000 – 99,999	74	3.4
\$100,000 – 149,999	217	10
\$150,000 – 199,999	500	23.1
\$200,000 – 299,999	731	33.7
\$300,000 – 499,999	425	19.6
\$500,000 – 999,999	162	7.5
\$1,000,000 +	16	.7

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

The data in Table 10 indicate that in 2000 virtually all housing units rented for more than \$750/month with the largest percentage, 40.1%, for more than \$1,500 per month.

Table 10: Gross Rents for Specified Renter-Occupied Housing Units¹

Monthly Rent	Number of Units	%
Under \$200	0	0
\$200 – 299	0	0
\$300 – 499	11	1.6
\$500 – 749	67	9.5
\$750 – 999	110	15.6
\$1,000 – 1,499	154	21.8
\$1,500 or more	283	40.1
No Cash Rent	80	11.3

Note: Median gross rent for Bedminster Township is \$1,430.

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

The data in Table 11 indicate that in 2000 there were 178 renter households earning less than \$35,000 annually. At least 135 of these households were paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

Table 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999¹

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	67	0	0	0	0	50	17
\$10,000 – 19,999	51	0	0	0	0	41	10
\$20,000 – 34,999	60	0	0	6	5	39	10
\$35,000 +	527	211	161	81	5	26	43

Note:

¹The universe for this Table is specified renter-occupied housing units.

Source:

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

Analysis of Demographic Characteristics

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

The 2000 Census indicates that the Township had 8,302 residents, or 1,216 more residents than in 1990, a 17% increase. The Township's 17% increase in the 1990's compares to a 24% increase in Somerset County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. The Township's male population was predominant in younger age groups from 0-19, with females being predominant in all other groups.

Table 12: Population by Age and Sex

Age	Total Persons	Male	Female
0-4	482	248	234
5 – 19	1,084	556	528
20 – 34	1,817	849	968
35 – 54	3,127	1,422	1,705
55 – 69	1,186	501	685
70 +	606	260	346
Total	8,302	3,836	4,466

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

Table 13 compares the Township to the County and State for the same age categories. The principal differences among the Township, County, and State occurred in the 0-4 and 5-19 age groups, where the Township had less population than the County or State. However the Township had more persons in the 20-69 age groups than the County and State.

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

Age	Bedminster Township	Somerset County	New Jersey
0-4	5.8	7.5	6.7
5 – 19	13.1	19.8	20.4
20 – 34	21.9	18.4	19.9
35 – 54	37.7	34.4	30.9
55 – 69	14.3	11.9	12.4
70 +	7.3	8.2	9.7
Median	39.3	37.2	36.7

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

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

Table 14: Persons in Household

Household Size	Number of Households
1 person	1,862
2 persons	1,403
3 persons	502
4 persons	298
5 persons	117
6 persons	35
7 or more persons	18

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

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

Household Size	Bedminster Township	Somerset County	State
1 person	44	22.8	24.5
2 persons	33.1	31.1	30.3
3 persons	11.9	17.5	17.3
4 persons	7	17.5	16
5 persons	2.8	7.4	7.5
6 persons	.8	2.4	2.7
7 or more persons	.4	1.2	1.7
Persons per household	1.96	2.69	2.68

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

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 5,879 family households in the Township and 2,419 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township had more family households than the State (70.8% for the Township, 72.3% for the County, and 70.3% for the State).

Table 16: Persons by Household Type and Relationship

	Total
In family Households:	5,879
Married Couples	1,761
Child	1,822
In Non-Family Households:	2,419
Male householder:	848
Living alone	723
Not living alone	125
Female householder:	1,284
Living alone	1,134
Not living alone	150
In group quarters:	4
Institutionalized:	0
Non-institutionalized	4

Source: 2000 U.S. Census, SF-3 for Township, QT-P11 and QT-P12.

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

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

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Bedminster Township	53,549	71,550	96,890
Somerset County	37,970	76,933	90,605
New Jersey	27,006	55,146	65,370

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

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2000. The determination of poverty status and the associated income levels were based on the cost of an economy food plan and range from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table 18, the Township had proportionately fewer persons and families qualifying for poverty status than the County and State. However, the percentages in Table 18 translate to 254 persons and 39 families in poverty status. Thus, the non-family households had a larger share of the population in poverty status.

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

Jurisdiction	Persons (%)	Families (%)
Bedminster Township	3.1	1.9
Somerset County	4.7	3.2
New Jersey	8.5	6.3

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

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table 19 provides a comparison of the percent of persons who moved into their homes between the years 1995-1998; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of year 2000 Township residents residing in the same house in 1995 was more than that of the County and State.

**Table 19: Comparison of Place of Residence for Township, County, and State
(1995 – 1998)**

Jurisdiction	Percent living in same house in 1995-1998
Bedminster Township	40.3
Somerset County	31
New Jersey	27.7

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

Table 20 compares the educational attainment for Township, County, and State residents. The data indicate that Township residents exceeded the County and State for residents in educational attainment.

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

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Bedminster Township	96.2	60.4
Somerset County	89.6	46.5
New Jersey	82.1	29.8

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

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 502 workers who resided in the Township and used other means of transportation to reach work, 358 workers worked at home and 125 workers walked to work.

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

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Bedminster Township	80.7	5.9	3.2	10.2
Somerset County	81.7	8	4.1	6.3
New Jersey	73	10.6	9.6	6.7

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

APPENDIX B GROWTH SHARE FORECAST

COAH rules require the calculation of local growth share using forecasts prepared by the Metropolitan Planning Organizations, and require municipalities to compare these numbers to locally-derived estimates based on approved or expected growth. The following tables provide the locally-derived growth share estimate, and compare it with the MPO forecast.

RESIDENTIAL GROWTH SHARE

Table R1: NJTPA Residential Growth Projection

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Growth	=	Affordable Units
4,290	-	4,260	=	30	=	3

**Table R2:
Ten-year Historic Trend of Residential Certificates of Occupancy and Demolition
Permits**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
CO's Issued	96	56	22	31	11	7	4	5	2	9
Demolitions	0	0	3	2	3	1	1	2	2	3
Net	96	56	19	29	8	6	3	3	0	6

Table R3: Net Actual Residential Growth

	2004 Actual
CO's Issued	9
Demolitions	3
Net Actual Growth	6

Table R4:
Anticipated Developments & Number of Residential Units
Based on CO's Minus Demolitions (2005 – 2013)

	Total COs 2005 - 2013
Approved Development Applications	0
Pending Development Applications	0
Anticipated Development Applications	0
Other Projected Development (e.g., single lot dev)	60*
Development Sub Total	60
Anticipated Demolitions	0
Net Projected Development TOTAL	60

** Projected development based on 5 year average from 2000-2004 of 6 units per year*

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

Net ACTUAL Residential Growth (Table R3)	+	Net PROJECTED Residential Growth (Table R4)	=	Total Net Residential Growth
6	+	60	=	66

Table R6:
Second Round Affordable and Market-Rate Units in Inclusionary Developments
To Be Excluded from Growth Projection

Development Name	Total Units in Development	Total Affordable Units Excluded	Total Market Rate Units Excluded	TOTAL UNITS EXCLUDED
TOTAL				0

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

	Total
Net Residential Growth (Table R5)	66
Minus Second Round Units (Table R6)	0
Final Net Residential Growth	66

**Table R8:
Residential Growth Share Projection**

	Total
Table R7 Total	66
Residential Growth Share Obligation	8.3

NON-RESIDENTIAL GROWTH SHARE OBLIGATION

Table NR1: NJTPA Non-Residential Growth Projection

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Employment Change	=	Affordable Units
6,320	-	5,780	=	540	=	22

**Table NR2:
Ten-year Historic Trend of Certificates of Occupancy
and Demolition Permits by Square Feet**

	1995 Sq Ft	1996 Sq Ft.	1997 Sq Ft	1998 Sq Ft	1999 Sq Ft	2000 Sq Ft	2001 Sq Ft	2002 Sq Ft	2003 Sq Ft	2004 Sq Ft
COs Issued B - Office	--	0	2,999	16,200	0	28,8656	3,910	25,017	4,508	10,780
COs Issued A-1	--	0	0	0	0	0	0	0	0	12,438
COs Issued S - Storage	--	17,352	0	76,316	23,320	11,672	2,5081	32,274	2,541	3,456
COs Issued Educational	--	0	0	25,363	0	305	0	0	0	13,572
COs Issued Hotel/Motel	--	0	0	0	0	0	0	0	8,412	0
COs Issued Institutional	--	0	0	3,139	0	0	0	0	0	0
Demolitions B - Office	--	0	1	1	2	0	0	0	0	0
Demolitions S- Warehouse	--	0	0	0	1	0	0	0	0	0
Demolitions A-4	--	0	1	0	0	0	0	0	0	0

Table NR3:
“B” USE GROUP: Actual Developments
by Year that CO’s Were Issued (3 jobs/1,000 sq ft)

	2004 Total (Sq Ft)	Jobs
Total New Development	10,780	32.34
Total Demolitions	0	0
NET GROWTH (Office)	10,780	32.34

Table NR4:
“A-1” USE GROUP: Actual Developments
by Year that CO’s Were Issued (2 jobs/1,000 sq ft)

	2004 Total (Sq Ft)	Jobs
Total New Development	12,438	24.88
Total Demolitions	0	0
NET GROWTH (Office)	12,438	24.88

Table NR5:
“S” USE GROUP: Actual Developments
by Year that CO’s Were Issued (.2 jobs/1,000 sq ft)

	2004 Total (Sq Ft)	Jobs
Total New Development	3,456	.69
Total Demolitions	0	0
NET GROWTH (Office)	3,456	.69

Table NR6:
“Educational” USE GROUP: Actual Developments
by Year that CO’s Were Issued (1 jobs/1,000 sq ft)

	2004 Total (Sq Ft)	Jobs
Total New Development	13,572	13.57
Total Demolitions	0	0
NET GROWTH (Warehouse)	13,572	13.57

**Table NR7: Summary Table
Total Actual Growth (in jobs), 2004**

	Jobs
Net Jobs – Office (Table NR3)	32.34
Net Jobs – Assembly (Table NR4)	24.88
Net Jobs – Storage (Table NR5)	.69
Net Jobs – Educational (Table NR6)	13.57
TOTAL NET GROWTH for 2004	71.48

**Table NR8: “B” USE GROUP: Developments and Anticipated Developments
based on CO’s Anticipated to be Issued
January 1, 2005 to January 1, 2014 (3 jobs/1,000 square feet)**

	Total (Sq. Ft.)	Jobs
Approved Development Applications		
Bedminster II	172,000	516
D’Agostini	4,200	12.6
Pending Development Applications	0	0
Anticipated Development Applications	0	0
Other Projected Development	0	0
TOTAL NEW DEVELOPMENT	176,200	528.6
TOTAL DEMOLITIONS	0	0
NET GROWTH (Office)	176,200	528.6

**Table NR9:
“E” USE GROUP: Developments and Anticipated Developments
Based on CO’s Anticipated to be Issued
January 1, 2005 to January 1, 2014 (1 job/1,000 sq ft)**

	Total (Sq. Ft.)	Jobs
Approved Development Applications		
Willow School Phase II	61,489	61.5
Somerset Hills Learning Institute	19,060	19.1
Anticipated Development Applications	0	0
Other Projected Development	0	0
TOTAL NEW DEVELOPMENT	80,549	80.6
TOTAL DEMOLITIONS	0	0
NET GROWTH (Education)	80,549	80.6

Table NR10: Summary Table
Total Projected Growth (in jobs), January 1, 2005 to January 1, 2014

	Jobs
Net Jobs – Office (Table NR8)	528.6
Net Jobs – Education (Table NR9)	80.6
TOTAL PROJECTED NET GROWTH	609.2

Table NR11: Total Net Non-Residential Growth in Jobs
(Sum of Actual and Projected Growth)
January 1, 2004 to January 1, 2014

Net ACTUAL Non-Residential Growth (Table NR7)	+	Net PROJECTED Non-Residential Growth (Table NR10)	=	Total Net Non-Residential Growth (in jobs)
71.48	+	609.2	=	680.7

Table NR13:
Affordable Housing Unit Obligation Generated by Non-Residential Development

	Total
Table NR11 Total	680.7
Divided by 25	27.2

TOTAL PROJECTED GROWTH SHARE OBLIGATION

Table T1:
NJTPA and Locally-Estimated Growth Share Obligation
for 1/1/2004-1/1/2014:

	Total
NJTPA Residential Projections	3
NJTPA Non-Residential Projection	22
Total NJTPA Projections	25
Table R8 Residential	9
Table NR11 Non-Residential	28
Total Local Projections	37

APPENDIX C

AFFORDABLE UNITS BY NEIGHBORHOOD AND EXPIRATION DATE OF CONTROLS

Neighborhood	Expiration Date
Cortland (The Hills)	2020
Parkside (The Hills)	2017
Village Green (The Hills)	2025
Timberbrooke	2023
Pluckemin Park Senior Housing	2094