

Housing Element & Fair Share Plan



SECTION 13 - HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

On January 25, 2007, the Appellate Division invalidated portions of COAH's new growth share methodology. The Court held that key provisions of the growth share regulations violated the constitutional mandate of the Mount Laurel principle and the New Jersey Fair Housing Act. Effective June 2, 2008, COAH adopted revised the third round rules pursuant to the Courts directive to create new regulations.

On July 15, 2008 the League of Municipalities filed a notice of appeal with the Appellate Division of the Superior Court of New Jersey. The League has requested municipalities to join in their appeal. The planning board of the Borough of Garwood is committed to meet its constitutional obligation to provide affordable housing. However, the methodology utilized by the Council On Affordable Housing appears to be illogical and overly burdensome but, nonetheless, has been followed in this housing element and fair share plan.

The prior round obligation (1987–1999)

The prior round obligation is the municipal new construction obligation from 1987 to 1999. Garwood is responsible for developing a Fair Share Plan that addresses the entire prior round obligation as provided in Appendix C of COAH's third round regulations. COAH has determined that Garwood's prior round obligation is nineteen (19) units.

The COAH formula utilized throughout the State of New Jersey establishes three levels of housing needs. The first aspect of the formula is directed to the indigenous housing need of the community. This housing need is predicated solely upon those families and individuals of low and moderate income who are residents within the community and whose housing do not meet certain minimum standards.

A second aspect of the formula referred to as reallocated present need relates to housing needs of other communities within the region, which are considered so extensive that they cannot totally be accommodated within their respective borders. Therefore, they must be reallocated to the balance of those communities in the region that have not been saturated with such housing. Once these factors are determined, various adjustments and modifications are provided to modify the community's housing need.

Inventory of Municipal Housing Stock

This section of the Housing Element of the Borough of Garwood provides an inventory of the community's housing stock including:

- a) Number of Year Round and Seasonal Housing Units;
- b) Housing Age;
- c) Housing Condition;
- d) Purchase and Rental Value;
- e) Occupancy Characteristics and Type;
- f) Substandard Housing Units Capable of Being Rehabilitated.

a) Year Round And Seasonal Housing Units

The Bureau of the Census in 2000 reported there were a total of one thousand seven hundred and eighty two (1,782) year-round housing units in the Borough. As depicted on Table 13-1, the one thousand seven hundred and eighty two (1,782) housing units contained a total of fifty one (51) vacant units at the time of the Census - a vacancy rate of two point eight (2.8) percent. Union County had a vacancy rate of three point five four (3.54) percent at the time of the 2000 census. Occupied housing in Garwood totaled one thousand seven hundred and thirty one (1,731) dwelling units. Of this number, one thousand and ninety three (1,093) were owner-occupied and six hundred and thirty eight (638) were renter-occupied.

From 2001 to September of 2008 a total of 134 building permits were issued for residential dwelling units in the community. Demolition permits were also issued for destruction of residential units, totaling five (5) units during this time period. Therefore, the net total increase in the Borough's housing stock totaled one hundred and twenty nine (129) units during this time period.

Table 13-1
Housing Characteristics
Borough of Garwood, Union County, and New Jersey
2000

	New Jersey	Percent	Union County, New Jersey	Percent	Garwood borough, New Jersey	Percent
Total Occupied:	3,064,645	92.58%	186,124	96.46%	1,731	97.14%
Owner occupied	2,011,298	65.63%	114,688	61.62%	1,093	63.14%
Renter occupied	1,053,347	34.37%	71,436	38.38%	638	36.86%
Total Vacant	245,630	7.42%	6,821	3.54%	51	2.86%
Total Units	3,310,275	100.00%	192,945	100.00%	1,782	100%

Source : U.S. Department of Commerce, Bureau of the Census, Table DP-1 Profile of General Demographic Characteristics, 2000.

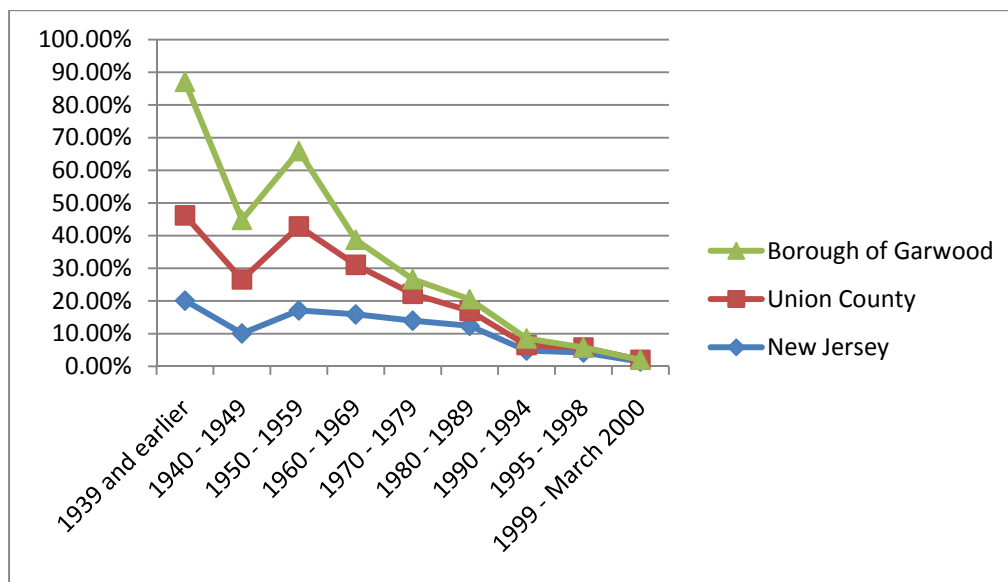
b) Housing Age

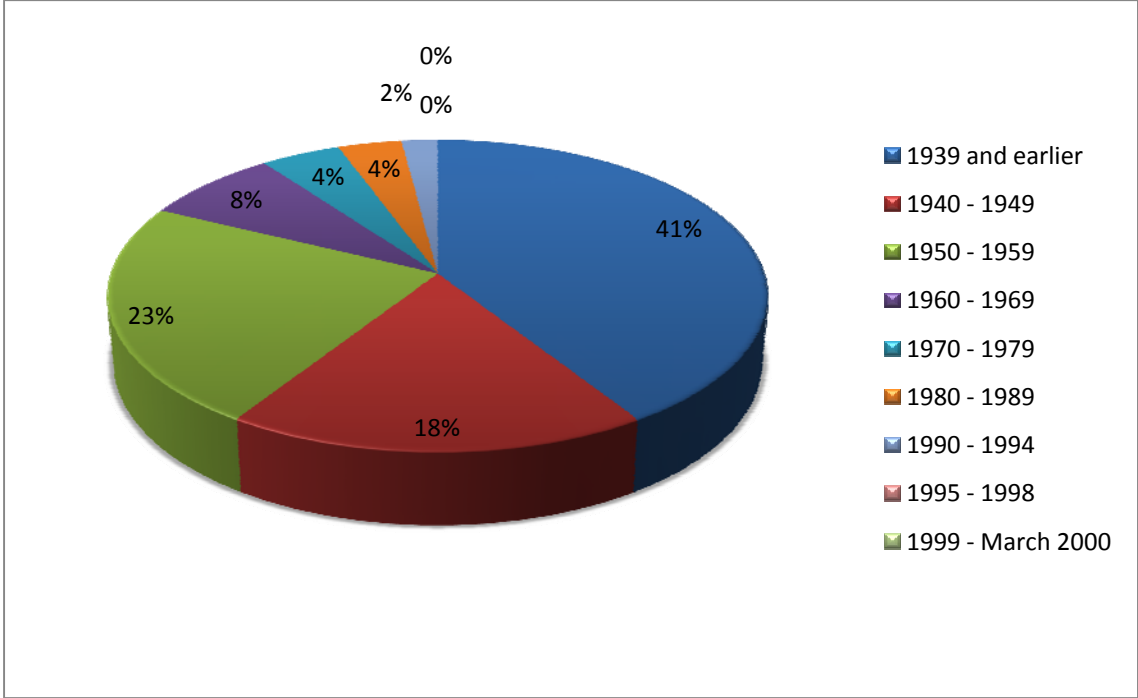
Table 13-2 below provides an analysis of the age of housing in Garwood, Union County and New Jersey as reported in the 2000 Census. The data indicated that over forty (40%) percent of all housing in Garwood was constructed prior to 1939, a significant difference between the county and the state. Between 1940 and 1959, seven hundred and thirty six (736) totaling forty one (41.3%) percent of all housing in the Borough. By 1959, eighty two (82%) percent of all homes in the Borough were built. The remaining eighteen percent (18%) of housing were built between 1960 and 1994. There have been no additional units reported by the Census since 1994.

Table 13-2 Year Structure Built
New Jersey, Union County & Borough of Garwood
2000

	New Jersey	Percent	Union County	Percent	Borough of Garwood	Percent
1999 - March 2000	48,124	1.45%	1,030	0.53%	0	0.00%
1995 - 1998	139,421	4.21%	2,937	1.52%	0	0.00%
1990 - 1994	158,581	4.79%	3,289	1.70%	36	2.02%
1980 - 1989	409,978	12.39%	8,797	4.56%	64	3.59%
1970 - 1979	462,740	13.98%	15,799	8.19%	80	4.49%
1960 - 1969	526,732	15.91%	29,205	15.14%	137	7.69%
1950 - 1959	565,847	17.09%	49,657	25.74%	411	23.06%
1940 - 1949	332,806	10.05%	31,885	16.53%	325	18.24%
1939 and earlier	666,046	20.12%	50,346	26.09%	729	40.91%
Total	331,0275	100.00%	192,945	100.00%	1,782	100.00%

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000





c) Housing Conditions

Table 13-3 below provides a variety of additional housing characteristics relating to utility services and heating facilities. Almost all of the housing units (97.8 percent) in Garwood are served by gas or oil heat. None of the homes lack complete kitchen, plumbing and phone services.

Table 13-3 Equipment and Plumbing Facilities
Borough of Garwood, New Jersey
2000

HOUSE HEATING FUEL	NUMBER	PERCENT
Utility gas	1,070	61.8
Bottled, tank, or LP gas	6	0.3
Electricity	23	1.3
Fuel oil, kerosene, etc.	624	36
Coal or coke	0	0
Wood	0	0
Solar energy	0	0
Other fuel	0	0
No fuel used	8	0.5
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0
Lacking complete kitchen facilities	0	0
No telephone service	0	0

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

d) Purchase and Housing Values

The 2000 Census of Housing details owner- and renter-occupied housing values. Table 13-4 below indicates the distribution of housing costs of owner-occupied units. The median sales value of owner-occupied units is noted to be One Hundred and Eighty One Thousand Five Hundred Dollars (\$181,500) while renter occupied housing units were identified with a median rental value of eight hundred and sixty-seven dollars (\$867) per month.

Table 13-4 : Specified Owner Occupied
Housing Units by Value*
Borough of Garwood, New Jersey
2000

Specified owner-occupied units	881	100
VALUE		
Less than \$50,000	0	0
\$50,000 to \$99,999	12	1.4
\$100,000 to \$149,999	133	15.1
\$150,000 to \$199,999	451	51.2
\$200,000 to \$299,999	280	31.8
\$300,000 to \$499,999	5	0.6
\$500,000 to \$999,999	0	0
\$1,000,000 or more	0	0
Median (dollars)	181,500	

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000
* Sample size

Table 13-5 : Specified Renter Occupied Housing Units
Borough of Garwood, New Jersey
2000

Specified renter-occupied units	638	100
GROSS RENT		
Less than \$200	0	0
\$200 to \$299	0	0
\$300 to \$499	12	1.9
\$500 to \$749	109	17.1
\$750 to \$999	270	42.3
\$1,000 to \$1,499	183	28.7
\$1,500 or more	31	4.9
No cash rent	33	5.2
Median (dollars)	913	

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000

e) Occupancy Characteristics and Types

Table 13-6 provides an analysis of the number of housing units in structures in the community. The data indicates that the vast majority of housing is located in single-family detached structures. In 2000, there were a total of Nine hundred and eighty eight (988) units located in single-family housing, representing 55.5 percent of all housing in the community. Structures with two units represent the second largest percentage at 30.2 percent. Structures with three or more account for 14.3 percent of the nine hundred and thirty-eight (938) units or 16.4 percent of the community.

Table 13-6 : Units in Structure
Borough of Garwood, New Jersey
2000

	Number	Percent
Total housing units	1,782	100
UNITS IN STRUCTURE		
1-unit, detached	958	53.8
1-unit, attached	30	1.7
2 units	538	30.2
3 or 4 units	165	9.3
5 to 9 units	49	2.7
10 to 19 units	8	0.4
20 or more units	34	1.9
Mobile home	0	0
Boat, RV, van, etc.	0	0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

Table 13-7 identifies the number of rooms per dwelling unit in the community. In general, most residences provide an ample number of rooms per dwelling, a measure of significance in computing overcrowded conditions. In 2000, the Borough of Garwood had a mean value of 5.7 rooms per house. In the year 2000, the Borough of Garwood had 70.5 percent of homes classified as having six (6) rooms or more.

Table 13-7 : Number of Rooms
In Housing Units
Borough of Garwood, New Jersey
2000

ROOMS		
1 room	0	0.0
2 rooms	24	1.3
3 rooms	132	7.4
4 rooms	323	18.1
5 rooms	308	17.3
6 rooms	470	26.4
7 rooms	324	18.2
8 rooms	134	7.5
9 or more rooms	67	3.8
Median (rooms)	5.7	

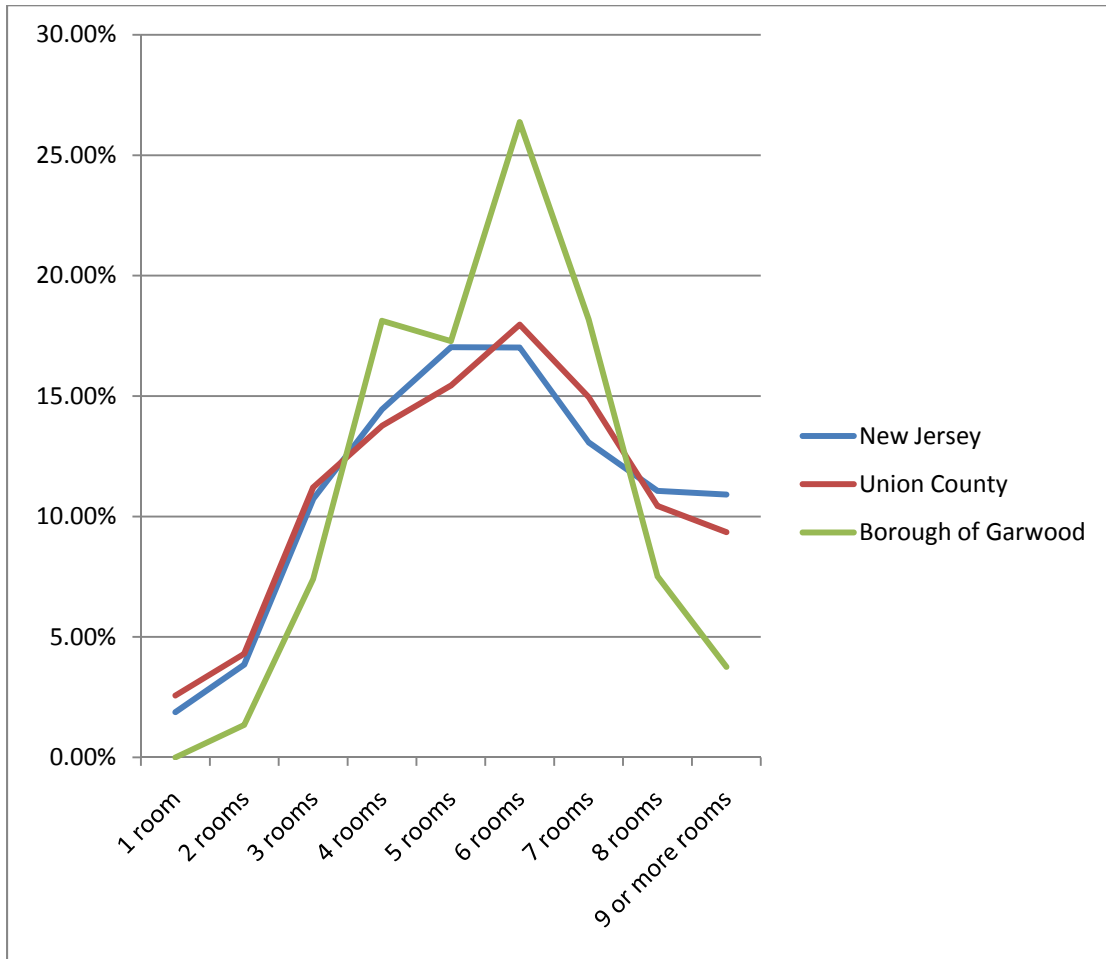
Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3.

Table 13-8 : Number of Rooms
In Housing Units
New Jersey, Union County, Borough of Garwood
2000

	New Jersey		Union County		Garwood	
	Number	Percent	Number	Percent	Number	Percent
Total:	3,310,275		192,945		1,782	
1 room	62,183	1.88%	4,961	2.57%	-	0.00%
2 rooms	127,499	3.85%	8,301	4.30%	24	1.35%
3 rooms	354,967	10.72%	21,631	11.21%	132	7.41%
4 rooms	478,257	14.45%	26,556	13.76%	323	18.13%
5 rooms	563,712	17.03%	29,785	15.44%	308	17.28%
6 rooms	563,331	17.02%	34,669	17.97%	470	26.37%
7 rooms	432,850	13.08%	28,857	14.96%	324	18.18%
8 rooms	366,169	11.06%	20,140	10.44%	134	7.52%
9 or more rooms	361,307	10.91%	18,045	9.35%	67	3.76%

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3.

Number of Rooms By Percentage



Population Analysis

COAH regulations require an analysis of the following characteristics of the community:

- a) Population Size;
- b) Rate of Population Growth;
- c) Age and Gender Characteristics;
- d) Income Levels;
- e) Household Size.

a) Population Size

In 1960, the Borough of Garwood had a population of five thousand four hundred and twenty six (5,426) persons. Since that time, the Borough of Garwood has experienced a steady declination of population to its lowest population of four thousand one hundred and fifty three (4,153) persons in the year 2000.

b) Rate of Population Growth

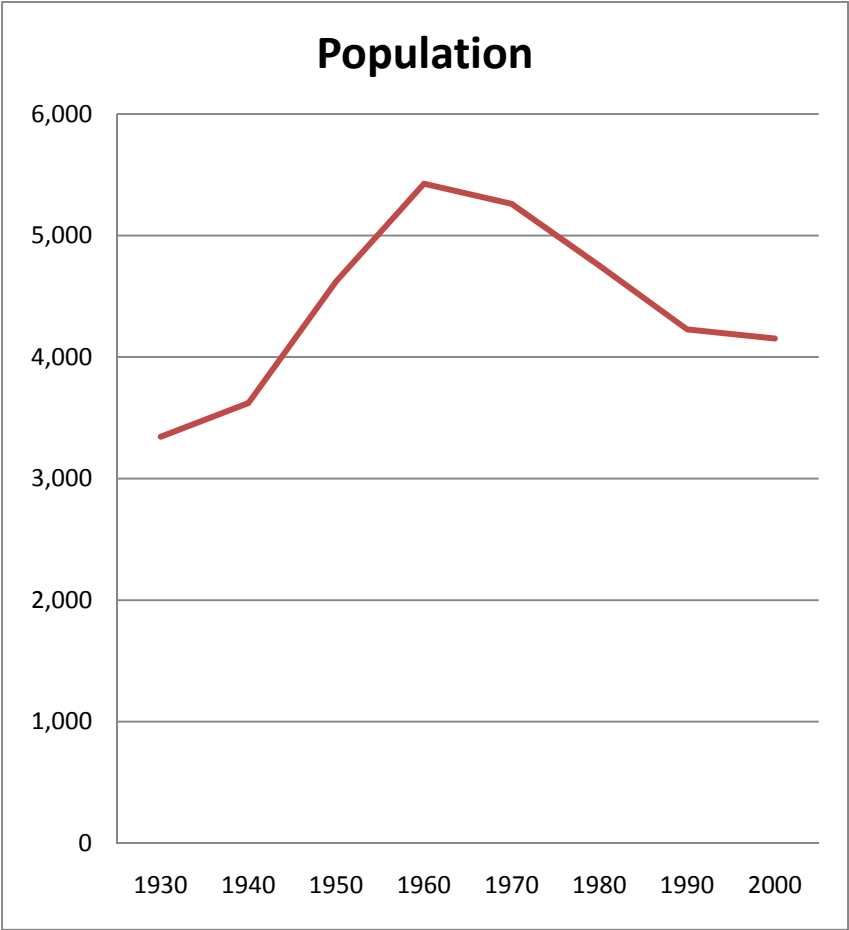
Table 13-9 presents the rate of growth for Garwood from 1940 through 2000. In 1940, the population stood at three thousand six hundred and twenty two (3,622) people. From 1940 to 1960, the community's population expanded to the Borough's population high of five thousand four hundred and twenty six (5,426). The past forty (40) years have seen a diminution of population from that high of five thousand four hundred and twenty six (5,426) people to four thousand one hundred and fifty three (4,153) people reported in the 2000 census. It would appear from Table 13-9 and the chart on the following page, the population of Garwood is approaching a stabilized population of four thousand persons.

Table 13-9: Rate of Population Growth
Borough of Garwood, New Jersey
1930–2000

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1930	3,344	
1940	3,622	8.31%
1950	4,622	29.90%
1960	5,426	24.04%
1970	5,260	-4.96%
1980	4,752	-15.19%
1990	4,227	-15.70%
2000	4,153	-2.21%

Source : U.S. Census of Population

Population Growth
Borough of Garwood, New Jersey
1930–2000



c) Age Characteristics

The U.S. Census indicates that in 2000, 51.72 percent of the population was female and 48.28 percent were male. The data in Table 13-9 also indicates the population distribution by age cohorts.

Table 13-11 indicates change in population per cohort from the 1990 to the 2000 Census. The number of children under five (5) has remained fairly constant as a percentage of the total population from 5.73 percent in 1990 to 5.56 percent in 2000. Young people aged ten (10) through nineteen (17) had an increase as a percentage of the total population from 1990 to 2000 by 1.71 percent. People aged eighteen (18) through twenty nine (29) decreased by over six (6) percent. The municipality experienced a population increase of 7.58 percent of persons from thirty (30) to fifty four (54) years of age.

Table 13-10: Age and Gender Characteristics
- 2000 Census of Population
Borough of Garwood

	Male	Percent	Female	Percent
Total	2,005	48.28%	2,148	51.72%
Under 5 years	123	6.13%	108	5.03%
5 to 9 years	124	6.18%	112	5.21%
10 to 14 years	127	6.33%	114	5.31%
15 to 17 years	61	3.04%	62	2.89%
18 and 19 years	38	1.90%	40	1.86%
20 years	17	0.85%	12	0.56%
21 years	14	0.70%	16	0.74%
22 to 24 years	74	3.69%	51	2.37%
25 to 29 years	158	7.88%	148	6.89%
30 to 34 years	217	10.82%	197	9.17%
35 to 39 years	179	8.93%	203	9.45%
40 to 44 years	181	9.03%	194	9.03%
45 to 49 years	139	6.93%	130	6.05%
50 to 54 years	116	5.79%	144	6.70%
55 to 59 years	86	4.29%	91	4.24%
60 and 61 years	34	1.70%	38	1.77%
62 to 64 years	35	1.75%	54	2.51%
65 and 66 years	25	1.25%	28	1.30%
67 to 69 years	58	2.89%	45	2.09%
70 to 74 years	63	3.14%	114	5.31%
75 to 79 years	72	3.59%	113	5.26%
80 to 84 years	44	2.19%	79	3.68%
85 years and over	20	1.00%	55	2.56%

Age of Population by Age and Gender

Borough of Garwood, New Jersey
2000

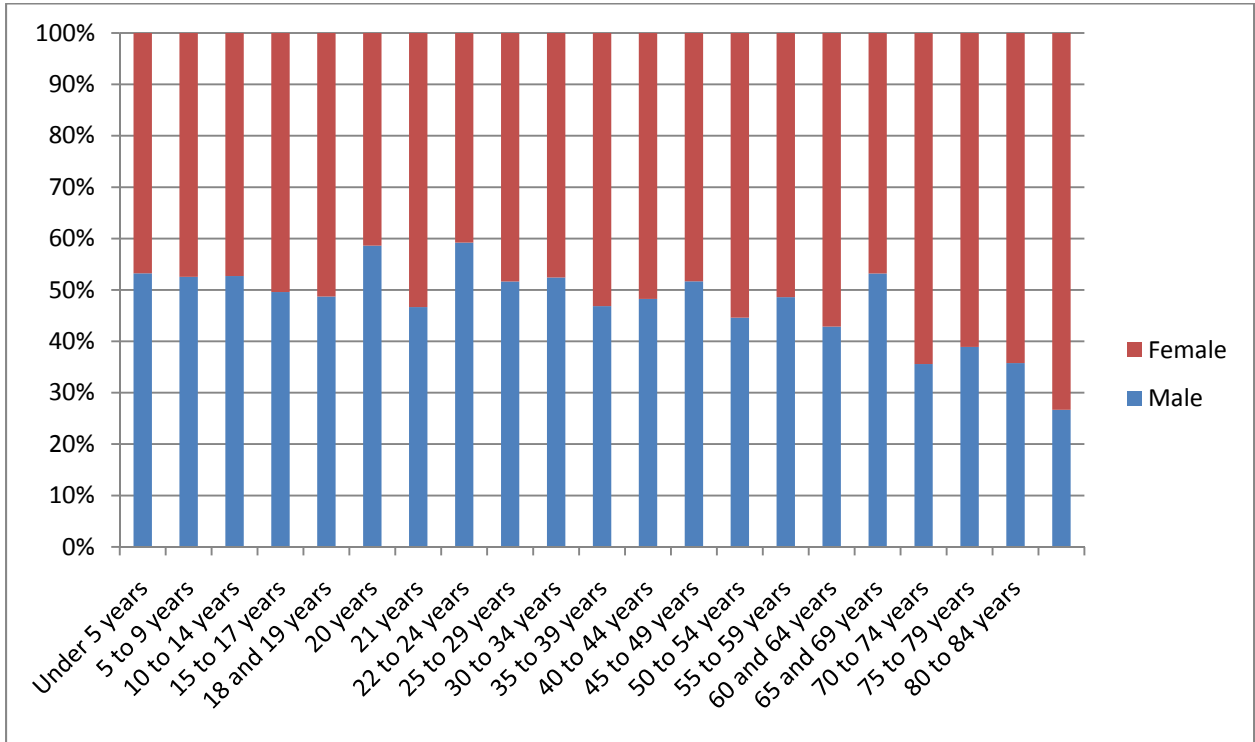
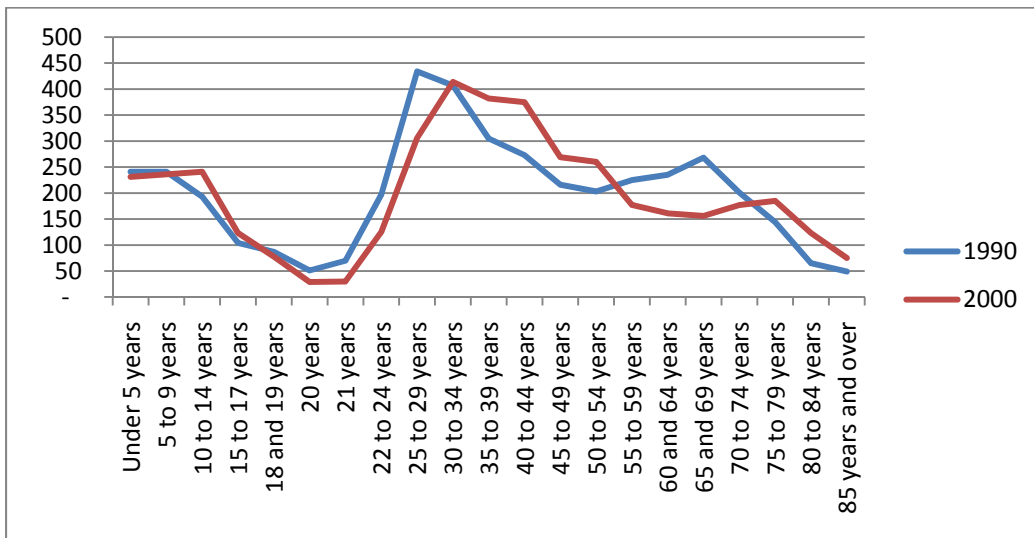


Table 13-11 : Age Characteristics
 Borough of Garwood, New Jersey
 1990–2000

	<u>Male</u>		<u>Female</u>		<u>Both</u>	
	1990	2000	1990	2000	1990	2000
Total	1,993	2,005	2,216	2,148	4,209	4,153
Under 5 years	124	123	117	108	241	231
5 to 9 years	117	124	124	112	241	236
10 to 14 years	112	127	81	114	193	241
15 to 17 years	63	61	41	62	104	123
18 and 19 years	39	38	48	40	87	78
20 years	25	17	26	12	51	29
21 years	36	14	34	16	70	30
22 to 24 years	96	74	101	51	197	125
25 to 29 years	229	158	205	148	434	306
30 to 34 years	197	217	210	197	407	414
35 to 39 years	144	179	161	203	305	382
40 to 44 years	129	181	144	194	273	375
45 to 49 years	107	139	109	130	216	269
50 to 54 years	87	116	116	144	203	260
55 to 59 years	108	86	117	91	225	177
60 and 64 years	105	69	130	92	235	161
65 and 69 years	112	83	156	73	268	156
70 to 74 years	85	63	116	114	201	177
75 to 79 years	50	72	94	113	144	185
80 to 84 years	18	44	47	79	65	123
85 years and over	10	20	39	55	49	75



Source : U.S. Census of Population, 1990, 2000

Table 13-12 :Age and Gender Characteristics
- 2000 Census of Population
Borough of Garwood

	Number		Percent		Percent
	1990	2000	1990	2000	Change
Total	4,209	4,153			
Under 5 years	241	231	5.73%	5.56%	-0.16%
5 to 9 years	241	236	5.73%	5.68%	-0.04%
10 to 14 years	193	241	4.59%	5.80%	1.22%
15 to 17 years	104	123	2.47%	2.96%	0.49%
18 and 19 years	87	78	2.07%	1.88%	-0.19%
20 years	51	29	1.21%	0.70%	-0.51%
21 years	70	30	1.66%	0.72%	-0.94%
22 to 24 years	197	125	4.68%	3.01%	-1.67%
25 to 29 years	434	306	10.31%	7.37%	-2.94%
30 to 34 years	407	414	9.67%	9.97%	0.30%
35 to 39 years	305	382	7.25%	9.20%	1.95%
40 to 44 years	273	375	6.49%	9.03%	2.54%
45 to 49 years	216	269	5.13%	6.48%	1.35%
50 to 54 years	203	260	4.82%	6.26%	1.44%
55 to 59 years	225	177	5.35%	4.26%	-1.08%
60 and 64 years	235	161	5.58%	3.88%	-1.71%
65 and 69 years	268	156	6.37%	3.76%	-2.61%
70 to 74 years	201	177	4.78%	4.26%	-0.51%
75 to 79 years	144	185	3.42%	4.45%	1.03%
80 to 84 years	65	123	1.54%	2.96%	1.42%
85 years and over	49	75	1.16%	1.81%	0.64%

d) Income Levels

Table 13-13 identifies household and family income for the Borough of Garwood in 1999. The U.S. Census of Population in 2000 indicated a median family income of sixty four thousand and fifty three (\$64,053) dollars. The median household income stood at fifty two thousand five hundred and seventy one (\$52,571) dollars.

Table 13-13: Family and Household Income
Borough of Garwood
1999

INCOME IN 1999	Household		Family	
	Number	Percent	Number	Percent
Total	1,724	100	1,121	100
Less than \$10,000	62	3.6	18	1.6
\$10,000 to \$14,999	86	5	24	2.1
\$15,000 to \$24,999	187	10.8	105	9.4
\$25,000 to \$34,999	220	12.8	90	8
\$35,000 to \$49,999	254	14.7	163	14.5
\$50,000 to \$74,999	316	18.3	218	19.4
\$75,000 to \$99,999	312	18.1	252	22.5
\$100,000 to \$149,999	204	11.8	183	16.3
\$150,000 to \$199,999	62	3.6	47	4.2
\$200,000 or more	21	1.2	21	1.9
Median income (dollars)	52,571	(X)	64,053	(X)

Source : U.S. Census of Population, 2000

Table 13-14 : Family Income
New Jersey, Union County, and Borough of Garwood
1999

	New Jersey		Union County		Borough of Garwood	
Number	2,167,577	100%	134,140		1,121	
Less Than \$10,000	88,844	4.10%	5,365	4.00%	18	1.61%
\$10,000 to \$14,999	58,500	2.70%	3,686	2.75%	24	2.14%
\$15,000 to \$19,999	72,293	3.34%	4,497	3.35%	46	4.10%
\$20,000 to \$24,999	84,646	3.91%	5,172	3.86%	59	5.26%
\$25,000 to \$29,999	92,715	4.28%	6,035	4.50%	45	4.01%
\$30,000 to \$34,999	97,125	4.48%	6,390	4.76%	45	4.01%
\$35,000 to \$39,999	97,161	4.48%	6,152	4.59%	71	6.33%
\$40,000 to \$44,999	100,082	4.62%	6,153	4.59%	67	5.98%
\$45,000 to \$49,999	96,199	4.44%	5,557	4.14%	25	2.23%
\$50,000 to \$59,999	192,588	8.88%	11,589	8.64%	104	9.28%
\$60,000 to \$74,999	271,155	12.51%	16,769	12.50%	114	10.17%
\$75,000 to \$99,999	342,115	15.78%	20,277	15.12%	252	22.48%
\$100,000 to \$124,999	218,313	10.07%	13,579	10.12%	128	11.42%
\$125,000 to \$149,999	122,063	5.63%	7,585	5.65%	55	4.91%
\$150,000 to \$199,999	115,666	5.34%	7,417	5.53%	47	4.19%
\$200,000 or more	118,112	5.45%	7,917	5.90%	21	1.87%

Source : U.S. Census of Population, 2000

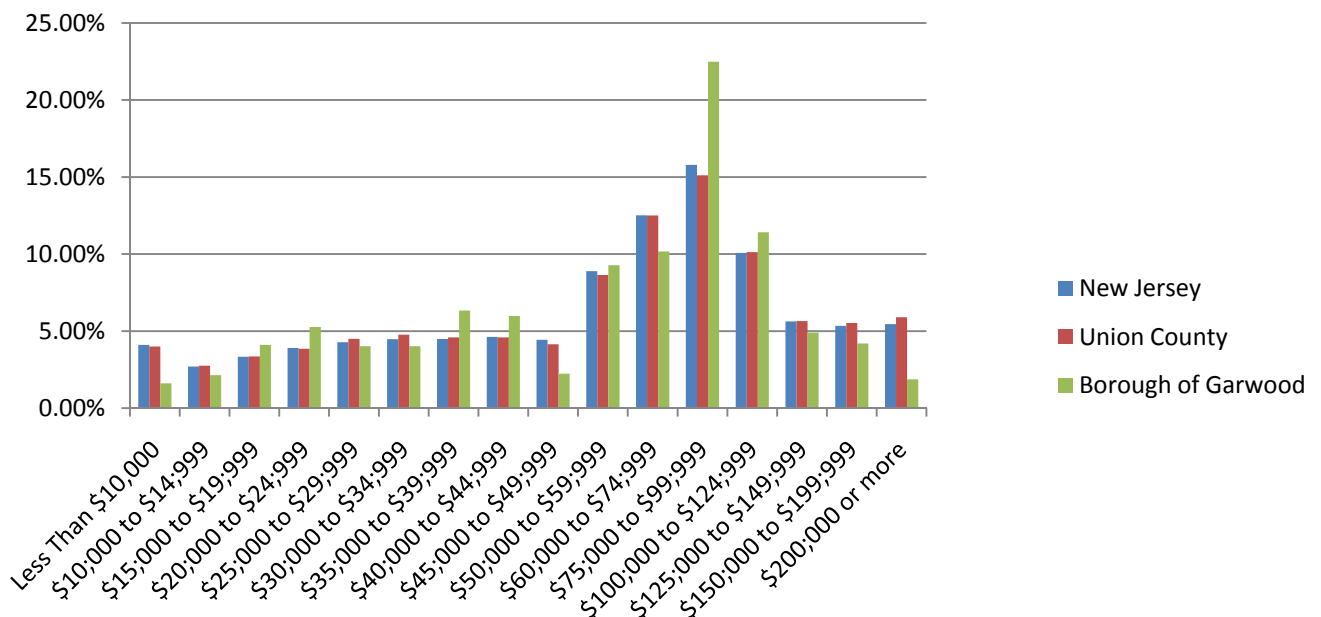
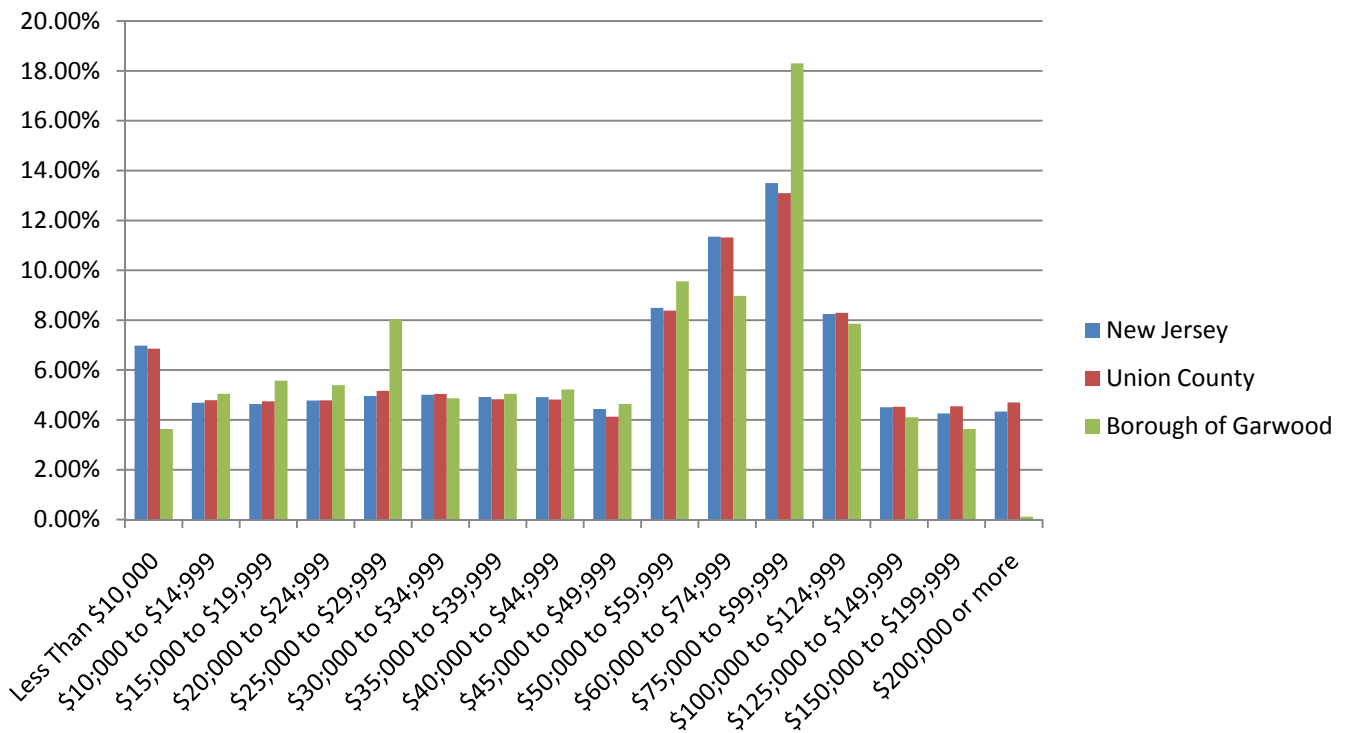
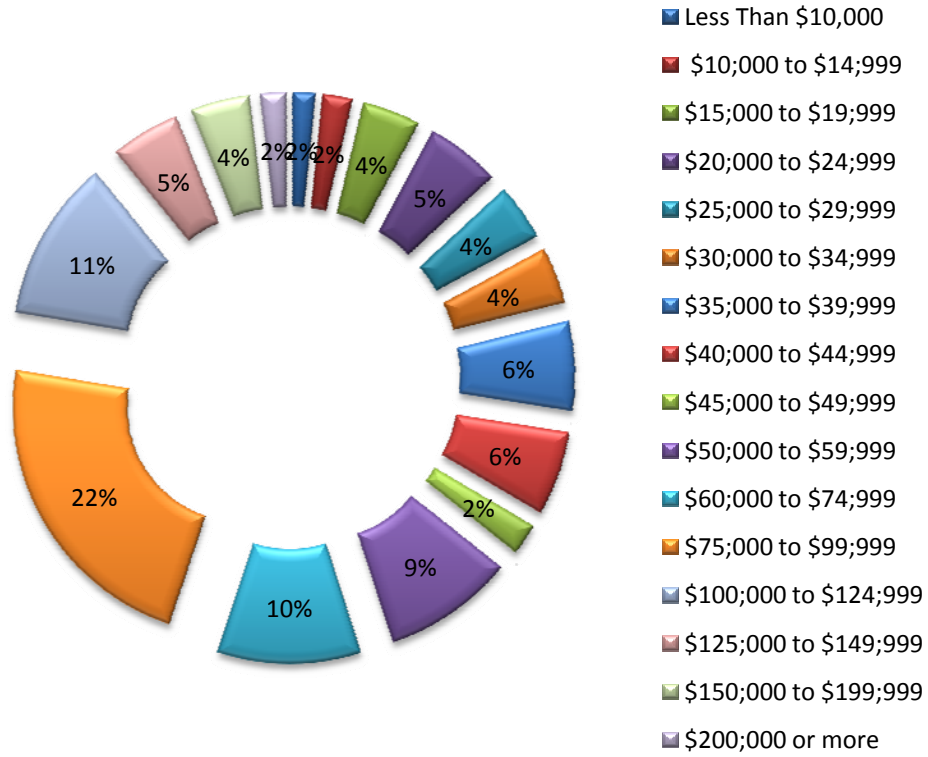


Table 13-15 : Household Income
 New Jersey, Union County, and Borough of Garwood
 1999

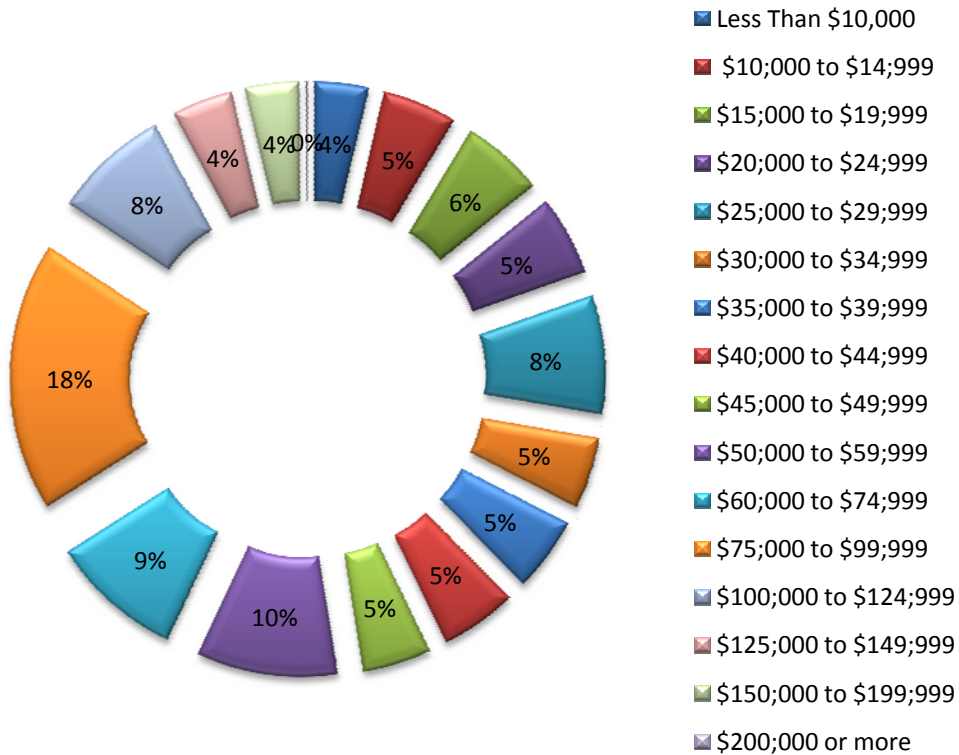
	Households					
	New Jersey		Union County		Borough of Garwood	
	Number	Percent	Number	Percent	Number	Percent
Total	3,065,774	100%	186,093	100%	1,705	100%
Less Than \$10,000	213,939	6.98%	12,758	6.86%	62	3.64%
\$10,000 to \$14,999	143,783	4.69%	8,914	4.79%	86	5.04%
\$15,000 to \$19,999	142,069	4.63%	8,831	4.75%	95	5.57%
\$20,000 to \$24,999	146,537	4.78%	8,903	4.78%	92	5.40%
\$25,000 to \$29,999	152,012	4.96%	9,603	5.16%	137	8.04%
\$30,000 to \$34,999	153,437	5.00%	9,378	5.04%	83	4.87%
\$35,000 to \$39,999	150,757	4.92%	8,980	4.83%	86	5.04%
\$40,000 to \$44,999	150,538	4.91%	8,957	4.81%	89	5.22%
\$45,000 to \$49,999	136,078	4.44%	7,687	4.13%	79	4.63%
\$50,000 to \$59,999	260,375	8.49%	15,597	8.38%	163	9.56%
\$60,000 to \$74,999	347,869	11.35%	21,056	11.31%	153	8.97%
\$75,000 to \$99,999	413,928	13.50%	24,363	13.09%	312	18.30%
\$100,000 to \$124,999	252,890	8.25%	15,431	8.29%	134	7.86%
\$125,000 to \$149,999	138,233	4.51%	8,427	4.53%	70	4.11%
\$150,000 to \$199,999	130,492	4.26%	8,465	4.55%	62	3.64%
\$200,000 or more	132,837	4.33%	8,743	4.70%	2	0.12%



Garwood Family Income - 1999



Garwood Household Income 1999



e) Household Size

The 2000 Census has indicated that Garwood has a large percentage of its population living in one (1) or two (2) person households as compared to the percentage in Union County and New Jersey. This is typically indicative of a population high in young families, empty nesters or populations experiencing a growth in the older age cohorts. In 2000, the Census of Population reported an average household size of 2.40 people per household in Garwood. This is a lower average household size than either Union County or the State of New Jersey.

Table 13-16 : Household Size
New Jersey, Union County and the Borough of Garwood
2000

	New Jersey		Union County		Borough of Garwood	
Family households	2,154,539	100.00%	133,352	100.00%	1,125	100.00%
2-person household	797,736	37.03%	46,138	34.60%	496	44.09%
3-person household	513,857	23.85%	32,607	24.45%	274	24.36%
4-person household	483,780	22.45%	30,451	22.84%	229	20.36%
5-person household	226,660	10.52%	14,684	11.01%	87	7.73%
6-person Family household	81,227	3.77%	5,590	4.19%	30	2.67%
7-or-more person household	51,279	2.38%	3,882	2.91%	9	0.80%

Source : U.S. Census of Population, 2000

Table 13-17 : Average Number of Person Per Household
New Jersey, Union County and Borough of Garwood
2000

	New Jersey	Union County	Borough of Garwood
Average household size	2.68	2.77	2.40
Owner occupied	2.81	2.92	2.59
Renter occupied	2.43	2.52	2.07

Source : U.S. Census of Population, 2000

THE REHABILITATION SHARE (2000)

Garwood's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. These rehabilitation numbers have been provided in the appendix of the third-round rules and are based on 2000 Census data. Garwood has been assigned a rehabilitation share of ten (10) units.

Rehabilitation credits cannot exceed rehabilitation share and can only be credited against the rehabilitation component and not the new construction component. However, reconstruction of a unit, formerly known as gut-rehabilitation, can be applied against a new construction obligation if it meets the definition of reconstruction contained in N.J.A.C. 5:94-1.4. In addition, new construction units as well as ECHO units can satisfy the rehabilitation obligation.

Table 13-18 : Total COAH Obligation for the Borough of Garwood

Prior Round Obligation (1987-1999)	19
Rehabilitation Share (2004–2018)	
Crowding, Built Prior to 1950	14
Plumbing	0
Kitchen	0
Low-Moderate Deterioration Share	0.714
Rehabilitation Share Credit	0
2004–2018 Rehabilitation Share number	10
Growth share (2004–2018)	
2002 Households	1786
2004 Households	1790
2018 Households (Based upon historic growth)	1821
2018 Households (Based upon “S” curve) *	1802
Units Allocated 2018	1805
Net Change	15
Residential Growth Share	3
Employment Projections	
2002 Jobs	2285
2004 Jobs	2272
2018 Employment (Based upon historic growth)	2216
2018 Employment (Based upon “S” curve) *	2095
2018 Employment Allocated	2386
Net Change	114
Non-residential growth Share	7
Total Obligation	39

* Housing growth of a municipality should slow down as the municipality’s physical growth capacity is being reached. In other words, a municipality is unlikely to sustain its historical growth rates as measured between the 1993 and 2002 period in the following 16 years if it has already approached a high build-out level.

To capture this relationship between the anticipated housing growth rate between 2002 and 2018 and the 2002 build-out level, a regression model was developed to empirically estimate the implied historical growth rates that measure how build-out levels affect future growth rates. In this model, the dependent variable is the housing growth rate (a linear annual growth rate) between 1993 and 2006 for each of the 566 municipalities. The independent variable is the 1993 build-out level and was estimated by dividing the number of housing units in 1993 with the sum of the 2006 housing units and the number of potential housing units that could be built after 2002. This equation applies to municipalities that had a positive growth between 1993 and 2006. However, for a few declining communities, this equation may end up a build-out ratio over 100 percent when the amount of housing units lost between 1993 and 2006 is larger than the post-2002 growth capacity. In this case, the build-out level is estimated by changing the denominator in this equation to the sum of the 1993 housing units and the number of potential housing units that could be built after 2002.

This regression model had 566 observations initially but outliers with historical growth rates above the 99 percentile or below the 1 percentile in the sample were excluded in the model. Since municipalities within the same COAH Region may behave differently as a group from others in a different COAH Region, the slope and the y-intercept of the implied rates would also differ by COAH region. Two sets of dummy variables are introduced in the model. The first set of 5 dummy variables captures the effects of the COAH region, i.e. it will change the y-intercept or the initial historical rate when the build-out level is 0. The second set of dummy variables measure the interaction effects of COAH region on the slope of the curve.

The functional form of the model is in cubic form (a declining curve with two turns). The goodness of fit of a regression model is usually measured by coefficient of determination (adjusted R Square that explains the percent of variations in the data). The Task 1 regression model of implied historical growth rate of housing units has a coefficient of determination of 0.4778, a strong result for cross-sectional regression models. (page 28 – New Jersey Counsel On Affordable Housing Task 1 – Housing Allocation)

CURRENT ROUND OBLIGATION 2004–2018

Projection Of Municipal Housing Stock – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future housing in the community during the proposed timeframe. The projection of municipal housing stock between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Number of Housing Construction Permits Issued since January 1, 2004;
- b) Construction and demolition permits issued and projected;
- c) Approvals and applications for development and redevelopment agreements;
- d) Historic trends of at least the past 8 years, which include demolitions and certificates of occupancy issued.

a) Number of Housing Units Constructed since January 1, 2004

As a municipality that is almost completely developed, it was expected that there would not be a great number of housing units constructed since January 2004. The annual and monthly data concerning the certificates of occupancy issued since 2004 reveals the following:

Table 13-19
Housing Units Constructed since 1/1/04

	<u>Number of Certificates of Occupancy issued</u>
2008	4
2007	23
2006	45
2005	52
2004	3
Total	127

b) Demolition permits issued and projected

As a municipality that is almost completely developed, again it was expected that there would not be a large total increase in the number of construction permits issued. The annual and monthly data concerning the construction and demolition permits issued since 2004 reveals the following:

Table 13-20
Demolition Permits Issued since 1/1/04

	<u>Demolition Permits</u>
2004	1
2005	0
2006	0
2007	3
Through September of 2008	1
Total	5

c) Approval & applications for development and redevelopment agreements

The Borough of Garwood has had one area deemed in need of redevelopment, which has been developed, and has been recommended to be rezoned to a mixed use zone. Furthermore, this master plan has suggested that the old “Paper Board” site, may qualify for an area in need of redevelopment. At the time of publishing, this site is recommended for redevelopment but an investigative area in need of redevelopment study has not been performed.

d) Past 10-year trend including demolitions & certificates of occupancy.

Table 13-21 provides data concerning building and demolition permits issued during the past ten (10) years, from 1998 to 2008. A total of two hundred and fifty six (256) residential building permits and five (5) demolition permits were issued. The municipality experienced a large increase in residential construction permits corresponds to the development of “The Pointe at Garwood” mixed use development found on Chestnut Street.

Table 13-21 : Dwelling Units Authorized by Building Permit
And Demolition Permits
Borough of Garwood, New Jersey
1998–2008

	<u>Construction</u>	<u>Demolition</u>
1998	0	0
1999	0	0
2000	2	0
2001	2	0
2002	5	0
2003	4	0
2004	3	1
2005	52	0
2006	45	0
2007	23	3
2008	4	1
Total	256	5

Source : New Jersey Department of Labor,
NJ Department of Community Affairs, 2008

Future jobs & employment characteristics – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future jobs resulting in non-residential development in the community during the proposed timeframe. The projection of municipal non-residential development between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Non-residential certificates of occupancy issued since January 1, 2004;
- b) Non-residential Construction and demolition permits issued and projected;
- c) Approvals of applications for development or redevelopment agreements.

a) Square feet of Non-Residential Development Authorized by Building Permit since January 1, 2004

Reviewing annual and monthly certificates of occupancy for non-residential development indicates a total of nine thousand eight hundred and forty-three (9,843) square feet of “other non-residential” development. The data reveals the following:

Table 13-22 : Square feet of Non-Residential Development
Authorized by Building Permit
Borough of Garwood, New Jersey

	Office	Retail	A-3	Storage	Multi Family/ Dormitory
2004					
2005	116,380			6,246	77,945
2006					
2007		1,212	1,255		36,430
2008					
Total	116,380	1,212	1,255	6,246	114,375

b) Demolition Permits issued since January 1, 2004

Reviewing annual and monthly demolition permits issued for non-residential development indicates a total of a total of one (1) demolition permit for education facilities, industrial and storage use and one hundred and sixty four (164) demolition permits for miscellaneous demolitions. The data reveals the following:

Table 13-23 : Demolition Permits Issued
since 1/1/04
Borough of Garwood, New Jersey

	education	industrial	storage	signs, fences, utility & misc
2004	0	0	0	37
2005	1	1	1	32
2006	0	0	0	32
2007	0	0	0	31
2008	0	1	0	32
Total	1	1	1	164

c) Approval and applications for development and redevelopment agreements

There have been no non-residential redevelopment agreements have been entered into during this time period.

Employment Characteristic Trends

An analysis of the existing and probable future employment characteristics of the community is provided including:

- a) Current Employment in the Municipality and Historic Trends from 1990 to 2008;
- b) Employment Characteristics and Occupational Patterns of Residents of the Community;
- c) Number of Subdivisions and/or Site Plans Approved for Non-Residential Types of Development Potentially Impacting Upon the Community;
- d) Other Community or Regional Factors, Which May Impact Upon Municipal Employment;
- e) Probable Future Employment Characteristics in the Community.

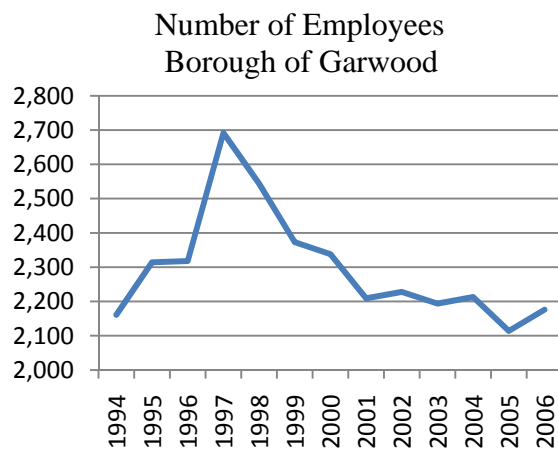
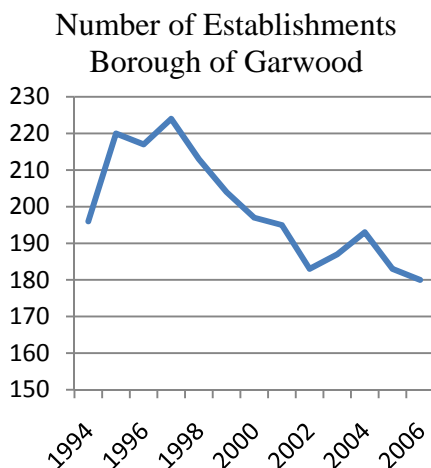
a) Historic Employment Trends

The table below provides employment data from 1994 to 2006. The number of employment establishments in Garwood has been decreasing at fairly constant rate from a high of two hundred and twenty (220) establishments in 1997 a low of one hundred and eighty (180) establishments in 2006.

Table 13-24:
Number of Employers and Employees
Borough of Garwood
1994-2006

Year	Number of Establishments	Percent Change	Employees	Percent Change
1994	196		2,161	
1995	220	12.24%	2,314	7.08%
1996	217	-1.36%	2,318	0.17%
1997	224	3.23%	2,692	16.13%
1998	213	-4.91%	2,544	-5.50%
1999	204	-4.23%	2,373	-6.72%
2000	197	-3.43%	2,338	-1.47%
2001	195	-1.02%	2,209	-5.52%
2002	183	-6.15%	2,228	0.86%
2003	187	2.19%	2,194	-1.53%
2004	193	3.21%	2,213	0.87%
2005	183	-5.18%	2,114	-4.47%
2006	180	-1.64%	2,176	2.93%

Source: New Jersey Department of Labor and Workforce Development



b) Employment Characteristics and Occupational Patterns of the Community's Residents

These tables describe the employment characteristics and occupational patterns of Garwood's residents. Table 13-25 indicates that the majority of the Borough's residents, totaling 38.5 percent, are employed in Management, professional and related occupations. The second highest occupation, totaling 10.6 percent of the workforce, was in construction, extraction and maintenance occupation.

Table 13-26 describes employment patterns for Garwood's residents according to their industry. The data indicates that over seventeen percent was in the Educational, health and social services sector. Almost fifteen (15) percent of the population were identified as professionals, almost thirteen (13) percent of the population is in the manufacturing business and just over eleven (11) percent were in retail trade.

Table 13-25
Employed People 16 Years Old And Over
By Occupation
Borough of Garwood, New Jersey
1999

Employed civilian population 16 years and over	2,320	100
OCCUPATION		
Management, professional, and related occupations	893	38.5
Service occupations	243	10.5
Sales and office occupations	743	32
Farming, fishing, and forestry occupations	0	0
Construction, extraction, and maintenance occupations	245	10.6
Production, transportation, and material moving occupations	196	8.4

Source : U.S. Census of Population, 2000

Table 13-26
Employed People 16 Years Old And Over
By Industry
Borough of Garwood, New Jersey
1999

INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	0	0
Construction	163	7
Manufacturing	299	12.9
Wholesale trade	78	3.4
Retail trade	262	11.3
Transportation and warehousing, and utilities	89	3.8
Information	103	4.4
Finance, insurance, real estate, and rental and leasing	230	9.9
Professional, scientific, management, administrative, and waste management services	341	14.7
Educational, health and social services	397	17.1
Arts, entertainment, recreation, accommodation and food services	95	4.1
Other services (except public administration)	126	5.4
Public administration	137	5.9

Source : U.S. Census of Population, 2000

c) Number of Approved Non-Residential Site Plans or Subdivisions Impacting Upon the Community

As a built-up community, the number of non-residential site plans and subdivisions approved in the past ten (10) year period has been insignificant in number and scope.

d) Other Regional or Community Factors Impacting Upon Municipal Employment

There are no regional or community factors that will impact upon municipal employment.

e) Probable Future Employment Characteristics

The Borough of Garwood has seen a fairly steady decline in the number of establishments providing employment from 1998 to 2006. The number of employees in Garwood spiked 1997 with a high of 2,700 persons and has appeared to have stabilized around 2,200 persons. Due to the lack of major landholdings in the community for new development, the rate of growth of jobs from the year 2006 to 2018 will not likely change substantially. This housing element projects a possible 114 new jobs utilizing COAH regulations.

Fair Share Housing Plan

COAH projects both residential and non residential growth shares for Garwood. Garwood's total obligation for 1987 through 2018 is thirty nine (39) units.

As Promulgated by the Council On Affordable Housing

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2018 Employment Allocated	2386
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Non-residential growth Share	7
Total Obligation	39

Zoning to Meet COAH Obligations

The Borough of Garwood proposed four sites to meet its low and moderate income housing obligations. These sites vary in size and location, offering different opportunities to provide COAH compliant housing.

The Pointe

The Pointe is a mixed use development that contains three affordable housing units. These units have already been constructed.

Transit Oriented Development

The land use plan illustrates 5.98 acres of land at the intersection of South Avenue and Center Street adjacent to the railroad right of way to be utilized for a transit oriented development. These 5.98 acres will be rezoned for a mixture of uses included, but not limited to retail, residential and open space. The rezoning of this property will, of necessity, require the residential component of at least 15 units per acre with a 20 percent set-aside. This proposed rezoning would yield at total of 18 low and moderate income housing units.

Potential Area in Need of Redevelopment

The land use plan indicates two areas that are potential areas in need of redevelopment. One area is the located on the north side of North Avenue from Anchor Place to the municipal boundary. The other potential area in need of redevelopment is identified as 75 North Avenue and is commonly known as the Paperboard Site. The site contains 4 ½ acres of land and will, of necessity, require rezoning for a mixture of uses included, but not limited to retail, residential and open space. At a minimum of 10 units per acre, the site would yield a total of 45 housing units, of which 9 would be affordable housing. COAH regulations grant a 1.33 bonus for each affordable housing unit addressing a growth share obligation in a designated redevelopment area pursuant to the Local Redevelopment and Housing Law. Nine affordable housing units with a 1.33 bonus would yield a total of 12 affordable housing units for this site.

Rehabilitation

The Borough of Garwood will engage in a COAH compliant rehabilitation program to address ten (10) housing units located within the municipality that has needs repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.