Washington Township
Master Plan

Housing Element

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Executive Summary

Washington Township has a relatively new housing stock, with the majority of its housing units having been constructed in the past 30 to 40 years. It also contains the newest overall housing stock when compared to the municipalities surrounding it, such as Gloucester Township, Deptford, Monroe, Glassboro, Pitman, and Mantua.

Most of its housing stock is single-family homes in conventional subdivisions. These homes primarily range in value from $100,000 to $300,000, with very little housing below or above this range. The majority of the housing units in Washington Township are owner-occupied and in very good condition, in part to their relative newness.

Washington Township has very little diversity in its housing stock when compared to the surrounding municipalities of Gloucester Township, Deptford, Monroe, Glassboro, Pitman, and Mantua. There is a small percentage of multi-family housing within the Township, and a small percentage of housing that is affordable for populations such as the elderly and young singles out of college seeking to return to the Township that they grew up in.

Washington Township's income levels also show that the households of the Township can support more upscale retail and professional office development for its residents. Providing these amenities within the Township should reduce commuting out of the Township for employment and increase shopping within the Township by existing residences.

Following are some recommendations as to what should be addressed in Washington Township concerning housing:

A. Preservation of home ownership

Washington Township has a high rate of home ownership (84.98%). The rental of any currently owner occupied units should be discouraged. The existing renter occupied housing units (12.45%) should be identified and monitored through code enforcement. Areas identified within the Township that have a concentration of dilapidated housing structures should:

1. Implement tax abatement under Redevelopment/Rehabilitation Law. Prior to this, a study should be completed to identify the amount of dilapidated housing structures. That number should be compared to the entire housing stock to determine the viability of such program.

B. Development of a more diverse housing stock

There is a need for more multi-family housing within the Township to accommodate single people seeking housing that would prefer to live in Washington Township such as:

1. Elderly Housing;
2. Affordable Single Family Housing/Condominiums for non-family households;
3. Estate Housing on large lots to assist in attracting corporate offices to the Township.
4. Housing to meet COAH requirements.

C. Development of more retail and commercial properties

The relatively high median income of households within Washington Township demonstrates that it can support more higher end retail. Available office space is also important so that companies seeking to relocate and/or expand will consider Washington Township as a location.

TABLE OF CONTENTS

Section		Page No.
I.	Introduction	H-1
II.	Housing Plan	H-2
	A. Inventory of the Municipal Housing Stock	H-2
	B. Age of Housing	H-2
	C. Housing Conditions	H-5
	D. Purchase or Rental Value	H-7
	E. Occupancy Characteristics	H-8
	F. Household Tenure	H-10
	G. Housing Types	H-11
	H. Historic Pattern of Housing Development	H-13
III.	Projection of the Municipality Housing Stock	H-14
	A. Buildling Permit Data	H-14
	B. Vacant Land Inventory/Probable Future Construction Trend	H-15
	C. Probable Future Trends of Low-and Moderate-Income Housing	H-16
IV.	Demographic Characteristics	H-17
	A. Household Size	H-17
	B. Income	H-19
	C. Age	H-22
V.	Analysis of Existing and Probable Future Employment Characteristics	H-23
	A. Existing Employment Characteristics	H-23
	B. Probable Future Employment Characteristics	H-24
VI.	Determination of the Municipality's Present and Prospective Fair Share for Low- and Moderate-Income Housing and its Capacity to accommodate its Present and Prospective Housing Needs, Including its Fair Share for Low-and Moderate-Income Housing	H-25
	A. Fair Share Plan	H-25
	B. Specific Fair Share Housing Components	H-26
	C. Summary of Inclusionary Housing Units	H-28
	D. Fair Share Housing Assumptions	H-32
VII.	Conclusion - Housing Plan Programs and Strategies	H-33
	A. Preservation of home ownership	H-33
	B. Development of a more diverse housing stock	H-33
	C. Development of more retail and commercial properties	H-33

FIGURES

Figure 1 - Age of Housing Stock H-3
Figure 2 - Comparison of Housing Stock Age H-4
Figure 3 - Published Indicators of Substandard Housing Conditions H-6
Figure 4 - Value of Specified Owner Occupied Units H-7
Figure 5 - Housing Occupancy Characteristics H-8
Figure 6 - Comparison of Housing Occupancy Characteristics with Surrounding Municipalities H-9
Figure 7 - Household Tenure - All Occupied Units H-10
Figure 8 - Comparison of Housing Unit Types by Census Tract H-11
Figure 9 - Comparison of Housing Unit Types H-12
Figure 9a - Comparison of Building Permits Issued in Washington Township and Surrounding Municipalities H-14
Figure 10 - Households and Family Sizes by Census Tract H-16
Figure 11 - Comparison of Family and Household Sizes H-17
Figure 12 - Household Income Characteristics by Census Tract H-19
Figure 13 - Household Income Characteristics of Surrounding Municipalities H-20
Figure 14 - Comparison of Age Characteristics H-22
Figure 15 - 2000 Employment by Occupation H-23
Figure 16 - Fair Share Housing Plan H-30

EXHIBITS

Exhibit A - Map of Washington Township including Census Tract Boundaries H-34

I. Introduction

Housing is an important component of any master plan element since it is a key element that affects the quality of life in a community. The location, size, quality, availability, and affordability of housing are key elements in community planning.

This element of the Master Plan is intended to give a profile of the existing housing stock, its age, type, and the people that occupy these housing units. By determining what exists, it is possible to determine how housing should be addressed in the near future so that the stock of housing remains of a high quality.

II. Housing Plan

A. Inventory of the Municipal Housing Stock

An inventory of the existing housing stock in Washington Township was conducted to provide a basic understanding of the scope and magnitude of this resource. Factors that affect the quality of the housing stock in a community include age, condition, type, and density of housing, ownership versus rental, etc. All are factors that impact not only individuals residing in units, but also the entire Township.

For comparison purposes, this inventory reviews not only characteristics of housing found in Washington Township, but where appropriate, compares local conditions with those found in the surrounding communities of Gloucester Township, Deptford, Monroe, Glassboro, Pitman, and Mantua. Census Tract data is also shown to illustrate the variations of housing characteristics in different parts of the Township.

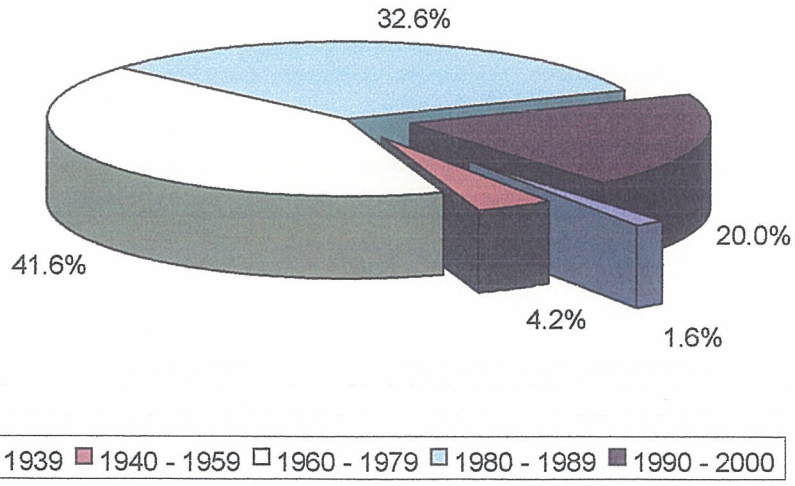
B. Age of Housing

According to published documentation,[1] there were a total of 16,020 housing units in Washington Township in March 2000. As shown in Figure 1, entitled "Age of Housing Stock", more than seventy (70) percent of owner occupied housing were constructed between 1960 and 1990.

[1]U.S. Census Bureau, Census 2000

Figure 1

Age of Housing Stock[2]
Washington Township, NJ
Gloucester County



Source: U.S. Census Bureau, Census 2000
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

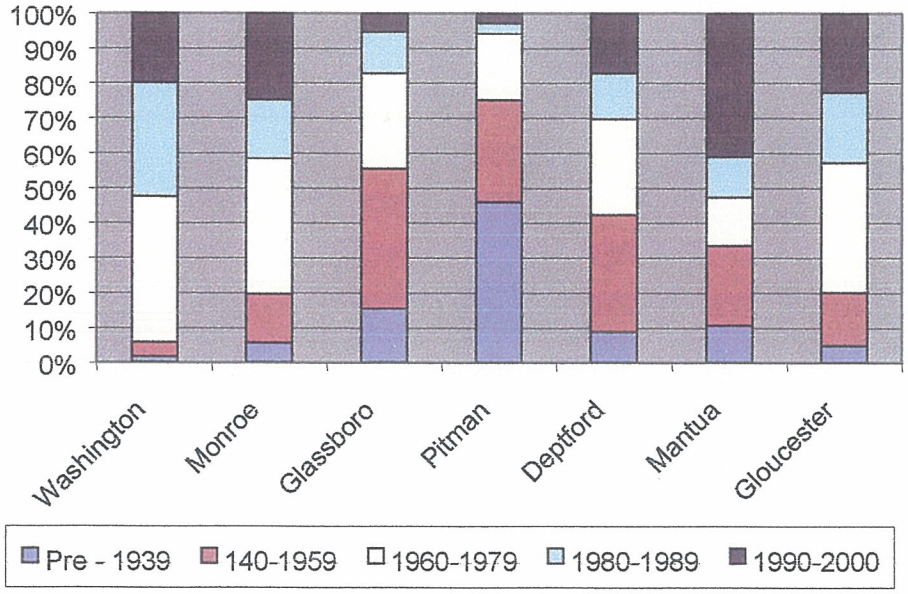
More than 70 percent of housing has been built in Washington Township in the thirty (30) year period between 1960 and 1990. The pace of housing construction has continued to remain brisk since 1990, but land is becoming scarce as the Township becomes built out.

[2] Owner Occupied Housing Units

Washington Township has the overall newest housing stock of any surrounding municipality as illustrated in Figure 2. As Washington Township's housing stock ages it is important to have and implement programs that will maintain the quality of its housing.

Figure 2

Comparison of Housing[3] Stock Age
Washington Township and Surrounding Municipalities



Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

Code enforcement should be implemented in a proactive manner. Avoid only reacting to complaints by local residents.

[3] Owner Occupied Units

C. Housing Conditions

To determine the need for new housing to serve the residents of the Township, it is important to know the condition of the existing housing stock in the municipality. The presence of a significant amount of substandard housing is indicative of a community where one or more neighborhoods are in decline and in need of a substantial funding commitment to check ongoing deterioration. This is established through documented sources (e.g. census data) and surveys of conditions.

In determining indigenous housing needs on a statewide basis, the New Jersey Council on Affordable Housing (COAH) utilizes the following indicators to determine deficient housing conditions:

- Age of housing stock (housing over 50 years old)
- Overcrowding (more than 1.01 persons per room)
- Kitchen facilities (shared or lack of kitchen facilities)
- Heating (nonstandard fuel or no fuel)
- Sewer (absence of sewer, septic or cesspool)
- Water (absence of water connection or well)
- Telephone (no phone)

At least two of these indicators must be reported for a unit to be considered deficient.

Figure 3 illustrates that Washington Township has a maximum of 800 housing units older than 50 years. These units should be identified and dealt with accordingly in order to prevent deterioration. The use of non-standard fuel, overcrowding, lack of telephone service, and the lack of kitchen facilities are at minimal levels within the Township.

The New Jersey Council on Affordable Housing (COAH) requires that two (2) of these variables be present for a unit to be considered deficient. Since the 2000 Census simply gives a total number for each variable it is impossible to give an exact figure of deficient units.

Figure 3

Published Indicators of Substandard Housing Conditions
Washington Township, NJ

Housing Quality Variable	Substandard Condition	# of Reported Occurrences in Washington Township
Age of Housing	Over 50 years old	800 or less[4]
Heating	Non-standard fuel or no fuel	76
Overcrowding	1.01 or more persons per room	131
Telephone	No telephone service	76
Kitchen Facilities	Shared or lack of kitchen facilities	40

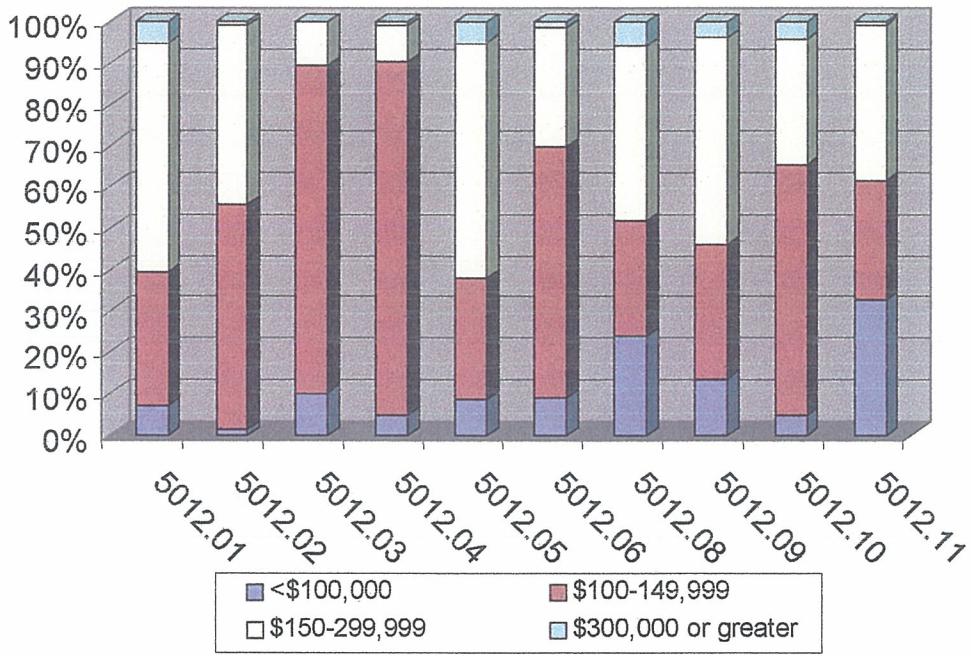
[4] 2000 Census data uses the 1940 to 1959 range as a period when a certain amount of housing was built in Washington Township. The necessary 50-year old measurement to coincide with COAH falls on the year 1950. Since this year is in the middle of this range it is only possible to give a range of reported occurrences in the table above.

D. Purchase or Rental Value

Figure 4 shows the value of specified owner-occupied housing units, both Township-wide and on an individual Census Tract basis, as reported in the 2000 Census. Please refer to Exhibit 1 for a map of Washington Township that includes the Census Tract boundaries.

Figure 4

Value of Specified Owner Occupied Units
Washington Township, NJ



Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

The majority of the housing stock in Washington Township is valued between $100,000 and $300,000. The Census Tracts with the most housing priced below $100,000 are Tracts 5012.11 and 5012.08. The Census Tracts with the highest priced housing are Tracts 5012.01 and 5012.05.

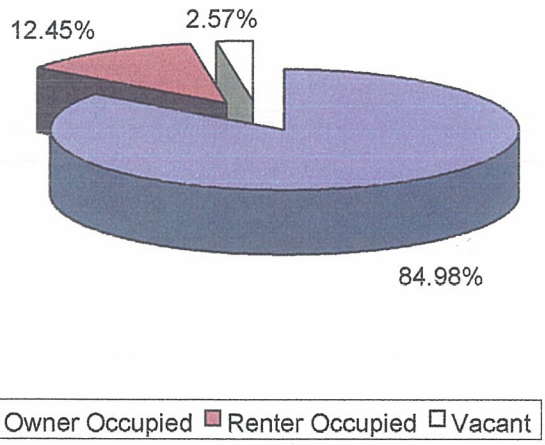
E. Occupancy Characteristics

The characteristics of housing occupancy in a community are an indicator of its well-being. Generally, a very high percentage of owner-occupancy and/or long-term residency in an individual unit (either by an owner or tenant) are considered evidence of a stable, healthy community. Conversely, a high percentage of rental units or a high turnover of tenancy is considered a symptom of a community in decline.

The 2000 Census reported a total of 16,020 housing units in Washington Township. As shown in Figure 5, 84.98% were owner-occupied, 12.45% were renter occupied, and the remaining 2.57% were vacant.

Figure 5

Housing Occupancy Characteristics
Washington Township, NJ

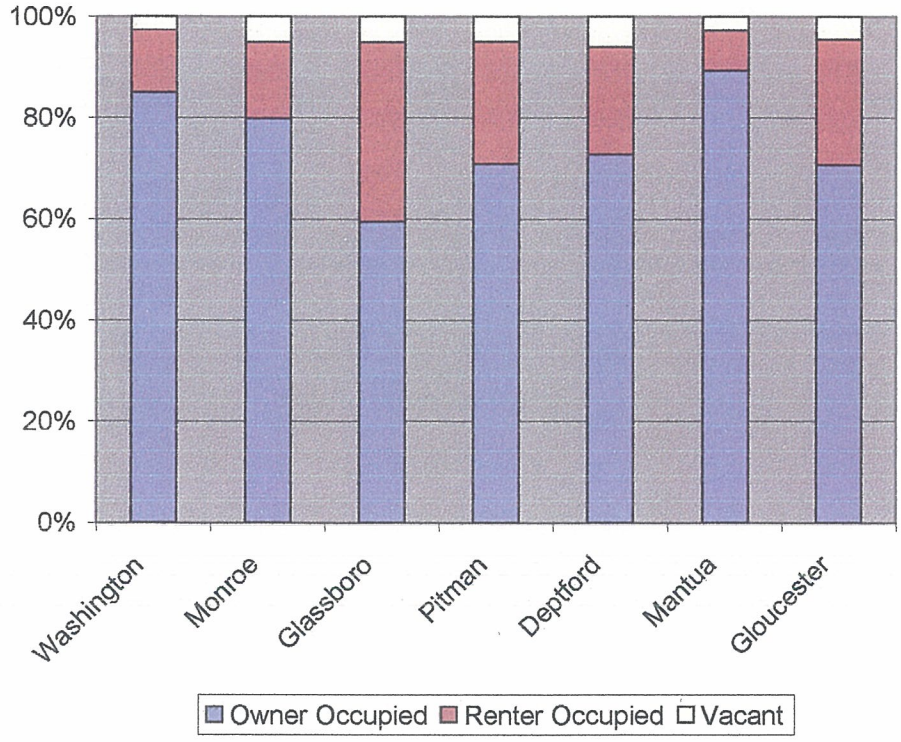


Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

The level of owner occupied housing in Washington Township is indicative of a stable and healthy community. However, the percentage of renter occupied housing has increased in recent years. The management and monitoring of these rental properties will be key to maintaining the high quality character of the Township.

Figure 6

Comparison of Housing Occupancy Characteristics with Surrounding Municipalities



Source: U.S. Census Bureau
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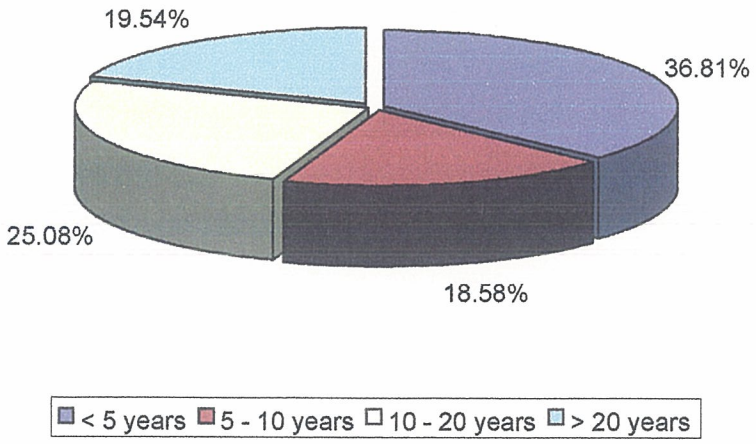
Washington Township has a higher percentage of owner-occupied housing than most of the surrounding communities. This is a significant indicator of community stability.

F. Household Tenure

Figure 7 shows the tenure of householder occupancy of all occupied units in Washington Township. As indicated in this figure, approximately 36.81% of the households were reported as residing in their units for five (5) years or less. Over 45% reported residing in their homes for more than ten (10) years.

Figure 7

Household Tenure - All Occupied Units
Washington Township, NJ
(Gloucester County)



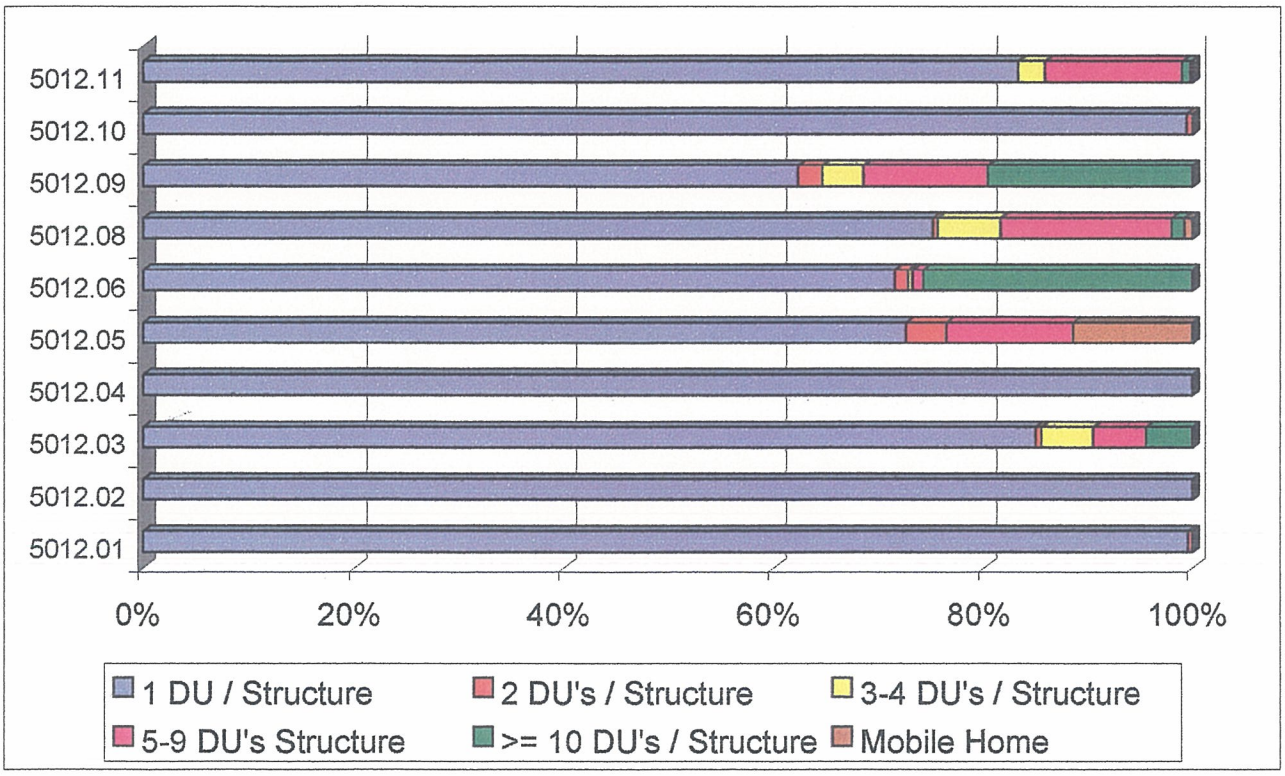
Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

The tenure of all occupied housing units in Washington Township is fairly evenly spread out over the time periods shown in Figure 7. This is representative of the relatively overall "new" housing stock in the Township. It will take a longer time period to see more defined trends develop.

G. Housing Types

Figure 8 shows housing unit types on a Township wide basis and also by individual Census Tracts.

Figure 8
Comparison of Housing Unit Types by Census Tract
Washington Township, NJ

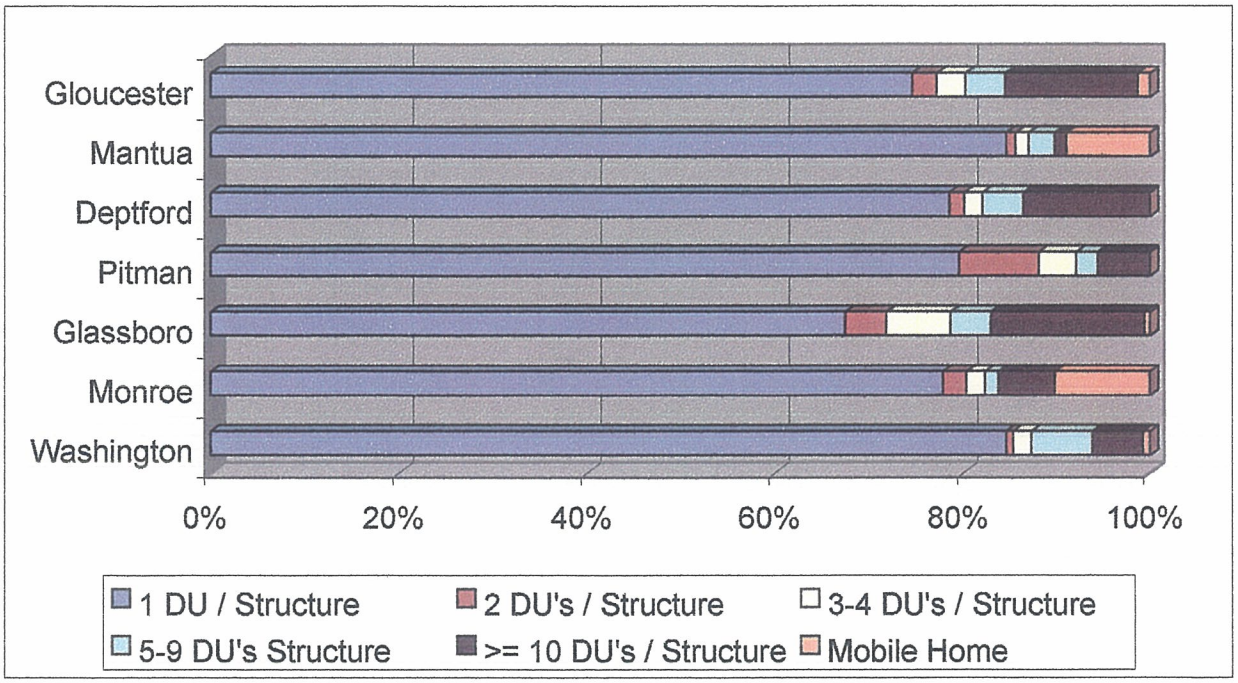


Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

Washington Township consists primarily of structures containing one dwelling unit. Census Tracts 5012.06 and 5012.09 have the largest concentrations of structures with ten (10) or more dwelling units. Census Tracts 5012.10, 5012.04, 5012.02, and 5012.01 have little diversity in types of housing, primarily consisting of single-family homes.

Figure 9 compares housing types in Washington Township with its surrounding communities. As reflected in this figure, the proportion of single-unit structures in Washington Township is higher than all surrounding municipalities. Mantua is the most similar in terms of single-family homes. Mantua and Monroe contain the highest percentages of mobile homes, while Washington Township has a total of 116 mobile homes, a small percentage of its total of more than 16,000 housing units. The number of structures containing ten (10) or more units in Washington Township is 881 or 5.5% of its total.

Figure 9
Comparison of Housing Unit Types
Washington Township and Surrounding Municipalities



Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

The percentage of single-family structures in Washington Township is larger than all surrounding municipalities. It also has relatively fewer structures containing more than ten (10) dwelling units.

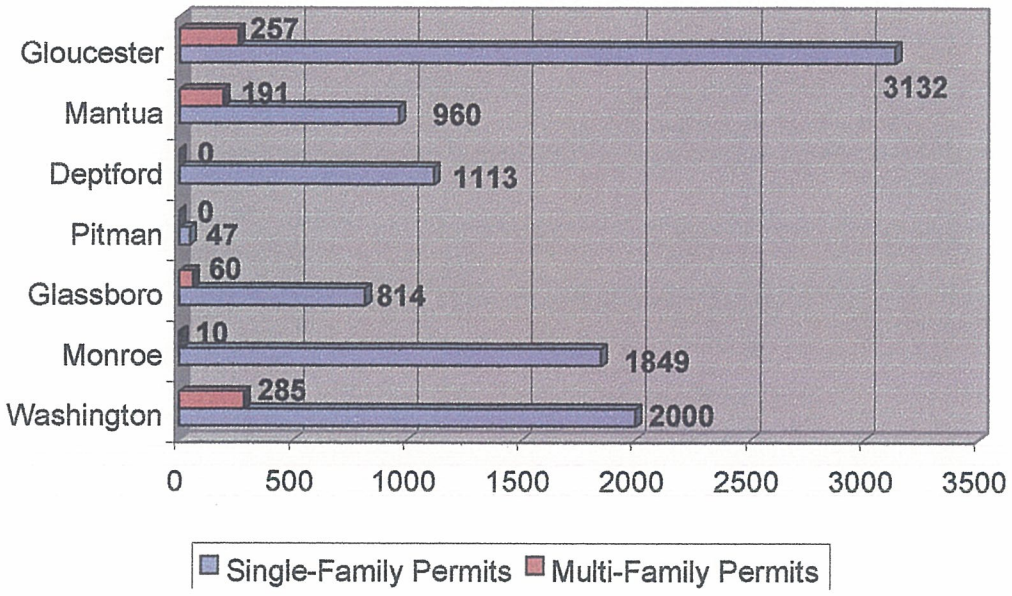
H. Historic Pattern of Housing Development

Washington Township's housing stock has developed primarily since the 1960's. Before the post World War II building boom occurred, Washington Township had very little housing or development. Much of the development in the area was concentrated around town centers such as Pitman and Glassboro. Washington Township's housing developed as the suburbs continued to spread outward from Philadelphia. It contained vacant land with good access to central Philadelphia, which made it a prime candidate for new housing.

III. Projection of the Municipality Housing Stock

A. Building Permit Data

Figure 9a
Comparison of Building Permits Issued
in Washington Township and Surrounding Municipalities
(1990 – 1999)



Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

According to building permit records, the recent trend for new residential construction in Washington Township is brisk. More residential building permits were issued for the 1990 to 1999 period in Washington Township than all other municipalities surrounding it, with the exception of Gloucester Township in Camden County.

As shown in Figure H-9a, Washington Township has experienced more multi-family construction as compared to surrounding municipalities. The Township has a better ratio of single-to-multi family housing constructed as well. For example, Gloucester Township experienced approximately twelve (12) single-family housing units constructed for every one (1) multi-family unit. Washington Township experienced approximately seven (7) single-family permits for every one (1) multi-family unit approved.

This demonstrates more of a balance in the housing stock, and the possibility that lower to moderate-income families should have a better opportunity to afford housing within the Township.

B. Vacant Land Inventory/Probable Future Construction Trend

The majority of vacant land in Washington Township is zoned Rural, which allows primarily single-family detached housing, agricultural uses, and farmers markets. The remainder of the Township is built out in the residentially zoned districts.

Construction of residential units of all types will decrease in the near future due to the lack of available land. Single-family units on large lots may be built in the Rural Zoning District, but very few if any medium or large subdivisions are on the horizon.

IV. Demographic Characteristics

The analysis of the demographic characteristics of the municipality is an important element of the housing plan since it provides decision-makers with an overview of the characteristics of the community so that they can recommend development of appropriate housing types. Information such as the number and size of existing households, the number of family households vs. non-family households, the age structure of the community (the number of senior citizen households or the number of households with children under age 18), and household income levels are all factors that must be considered in identifying appropriate types of housing and their locality.

A. Household Size

Figure 10

Households and Family Sizes by Census Tract
Washington Township, NJ

Census Tract	Number of Households	Average Persons Per Household	Total Family Households	Average Persons Per Family	1-Person Households	Householder >= 65 years old
5012.01	1877	3.38	1716	3.55	123	162
5012.02	1517	3.36	1394	3.53	93	103
5012.03	1283	2.71	962	3.19	277	199
5012.04	1325	3	1160	3.21	133	253
5012.05	827	2.95	628	3.43	155	46
5012.06	1520	2.62	1077	3.21	404	177
5012.08	1376	2.65	1018	3.12	292	170
5012.09	1840	2.73	1328	3.28	412	121
5012.10	1200	3.43	1103	3.58	65	17
5012.11	2844	3.07	2273	3.47	451	157

Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

Census Tract 5012.11 has the most number of households at 2,844. The Census Tract with the most average persons per household is Census Tract 5012.10 at 3.43 persons per household. Census Tracts 5012.03 and 5012.04 have the most householders over 65 years of age.

Figure 11 compares the family and household characteristics of Washington Township with that of surrounding communities. The percentage of householders 65 years of age or older is significantly smaller than the surrounding communities. This may be attributable to the lack of proper elderly housing with appropriate services, affordability, taxes, land cost due to limited availability and / or lace of public transportation.

The small percentage of elderly households, as well as the relatively small percentage of one-person households, points to a community that lacks diversity in its housing stock. These two groups should be given better housing opportunities in Washington Township in the future.

Figure 11
Comparison of Family And Household Sizes
Washington Township and Surrounding Communities

Municipalities	Number of Households	Average Persons Per Household	Total Family Households	Average Persons Per Family	1-Person Households	Householder >= 65 years old
Gloucester	23150	2.75	16878	3.24	4948 (21.4%)	1442 (6.2%)
Mantua	5265	2.69	3947	3.14	1111 (21.1%)	385 (7.3%)
Deptford	10013	2.62	7083	3.12	2435 (24.3)	927 (9.3%)
Pitman	3473	2.6	2431	3.15	903 (26%)	385 (11.1%)
Glassboro	6225	2.66	4049	3.17	1472 (23.6%)	520 (8.4%)
Monroe	10521	2.73	7848	3.18	2214 (21%)	1015 (9.6%)
Washington	15609	3	12659	3.38	2405 (15.4%)	907 (5.8%)

Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

The percentage of one-person households is relatively low when compared to surrounding municipalities. Washington Township, at 15.4% one-person households, is the only municipality below 20 (twenty) percent in this category.

B. Income

Figure 12 illustrates the household income characteristics of Washington Township based on Census Tract data. The pertinent points presented in this table include:

- The highest household incomes are reported in Tracts 5012.01 and 5012.02, both with median incomes slightly above $85,000. The lowest income is reported in Tract 5012.03, with a median income of $54,879.
- The wealthiest residents are concentrated in the northeast part of the Township, while the less wealthy are concentrated in the center of the Township as indicated in Exhibit 1.

Figure 13 illustrates the household income characteristics of the municipalities immediately surrounding Washington Township. The pertinent points presented in this table include:

- Washington Township has the highest household median income of any surrounding municipality at $66,546.
- It also has the largest number of households with incomes of more than $200,000.

Figure 12
Household Income Characteristics
by Census Tract
Washington Township, NJ

Census Tracts	Total Households	< $50,000	$50,000-$99,999	$100,000-$199,000	> $200,000	Median Household Income
5012.01	1887	398	810	563	116	$85,688
5012.02	1503	265	666	508	64	$85,050
5012.03	1283	540	474	237	32	$54,879
5012.04	1327	368	701	229	29	$68,934
5012.05	835	290	320	218	7	$62,798
5012.06	1515	688	591	203	33	$55,018
5012.08	1370	509	590	233	38	$61,888
5012.09	1834	808	674	275	77	$55,727
5012.10	1194	217	599	343	35	$76,794
5012.11	2825	1019	1215	563	28	$63,065

Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

All Census Tracts reported relatively high median incomes. These income levels indicate that Washington Township should be able to support higher end retail than currently exists.

Figure 13
Household Income Characteristics
of Surrounding Municipalities

Municipalities	Total Households	< $50,000	$50,000-$99,999	$100,000-$199,000	> $200,000	Median Household Income
Gloucester	23076	10232	9479	3734	305	$54,280
Mantua	5291	2173	2329	710	79	$58,256
Deptford	9991	4975	4058	884	74	$50,147
Pitman	3482	1755	1195	511	21	$49,743
Glassboro	6241	3379	2199	607	56	$44,992
Monroe	10527	5258	4093	1134	42	$50,037
Washington	15573	5102	9558	3372	459	$66,546

Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

Washington Township's income ranges are indicative of a community with a large percentage of the population working in the managerial and/or professional sectors.

C. Age

Figure 14 compares age characteristics of Washington Township with those of surrounding communities. The pertinent points in this Figure include:

- Washington Township has a significantly larger percentage of housing occupied by people aged 35 to 44 than surrounding municipalities.
- It also has a significantly larger percentage of households with 5 to 14 year olds.
- Washington Township has a relatively low percentage of elderly people aged 60 to 84 when compared to the surrounding municipalities.

Washington Township's age cohorts portray a community that has a large amount of families in their highest income earning years, and also with children that are populating the schools of Washington Township. There are also a relatively low percentage of people in the 60 to 84 year old age range. This may be due to a lack of affordable and or appropriate housing for the elderly.

Figure 14
Comparison of Age Characteristics
Washington Township and Surrounding Municipalities

	Gloucester	Mantua	Deptford	Pitman	Glassboro	Monroe	Washington
Total Population	**64,350**	**14,217**	**26,763**	**9,331**	**19,068**	**28,967**	**47,114**
0 to 4	4405 (6.8%)	1131 (8%)	1668 (6.2%)	542 (5.8%)	1216 (6.4%)	1908 (6.6%)	2901 (6.2%)
5 to 14	9919 (15.4%)	2126 (15%)	3624 (13.5%)	1381 (14.8%)	2366 (12.4%)	4271 (14.7%)	8164 (17.3%)
15 to 19	4601 (7.1%)	846 (6%)	1667 (6.2%)	679 (7.3%)	2095 (11%)	1905 (6.6%)	3711 (7.9%)
20 to 24	3991 (6.2%)	587 (4.1%)	1399 (5.2%)	492 (5.3%)	3415 (17.9%)	1501 (5.2%)	2523 (5.4%)
25 to 34	9706 (15.1%)	2084 (14.7%)	3903 (14.6%)	1128 (12.1%)	2269 (11.9%)	3875 (13.4%)	5492 (11.7%)
35 to 44	11515 (17.9%)	2686 (18.9%)	4717 (17.6%)	1514 (16.2%)	2678 (14%)	4816 (16.6%)	8460 (18%)
45 to 59	12122 (18.8%)	2612 (18.4%)	4617 (17.3%)	1864 (20%)	2641 (13.9%)	5717 (19.7%)	10097 (21.4%)
60 to 84	7555 (11.7%)	2044 (14.4%)	4747 (17.7%)	1483 (15.9%)	2212 (11.6%)	4633 (16%)	5275 (11.2%)
85 years and over	536 (0.8%)	101 (0.7%)	421 (1.6%)	248 (2.7%)	176 (0.9%)	331 (1.1%)	491 (1%)
Median Age	**34.6**	**36.3**	**37.3**	**38.1**	**27.1**	**37.1**	**36**

Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

More housing for single occupants should be considered, so that after college people that have grown up in Washington Township that wish to return are able to afford it. This would help to create a more stable and community oriented Township.

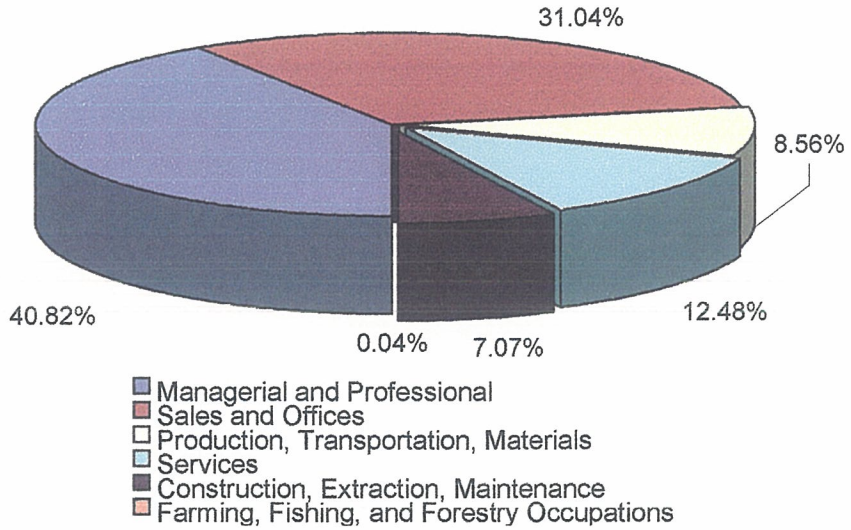
V. Analysis Of Existing And Probable Future Employment Characteristics

A. Existing Employment Characteristics

Figure 15 summarizes the civilian employment of Washington Township residents by occupation group as reported in the 2000 Census. The Township's top three employment sectors are Managerial and Professional (40.82%), Sales and Offices (31.04%), and Services (12.48%). These sectors comprise almost 85 percent of the workforce and are reflected by the incomes shown in Figures 12 and 13.

Figure 15

2000 Employment by Occupation
Washington Township, NJ



Source: U.S. Census Bureau
Compiled By: Peter P. Karabashian Associates, Inc. (December 2002)

More managerial, professional, and jobs that require office space should be encouraged in the remaining vacant areas of the Township in order to reduce commuting out of the Township for employment.

B. Probable Future Employment Characteristics

The residents of Washington Township will most likely continue to be employed in the Managerial and Professional, Sales and Office, and Service Sectors. A key point is whether the jobs that the residents have are within Washington Township or outside in suburban employment centers of other municipalities and/or central Philadelphia.

In order to allow residents of Washington Township to work there, office space should be provided to accommodate these types of businesses. Areas within the Township that are most easily accessible for all residents and anyone that would commute into Washington Township should be considered for office space development once appropriate demand is determined.

VI. Determination of the Municipality's Present and Prospective Fair Share for Low- and Moderate-Income Housing and Its Capacity to Accommodate Its Present and Prospective Housing Needs, Including Its Fair Share for Low- And Moderate-Income Housing

The following plan is based upon information derived from Lou Glass, the Planner for Washington Township until January 2001 and information received from COAH directly.

A. Fair Share Plan

Since the Court sanctioned six (6) year repose period has not elapsed, and will stand until October 2003, this updated Fair Share Plan will respond to the 1987 - 1999 fair share allocation of 544 units.

The Township has decided to reorient its approach to creating a Fair Share Plan by taking more encompassing and proactive initiatives to creating the housing opportunities that are needed.

The fair share housing program now includes the following major components:

1. Entering into a Regional Contribution Agreement (RCA).

2. Elimination all but two (2) of the twelve (12) former inclusionary housing sites.

3. Rehabilitation of thirty-seven (37) existing units instead of constructing new units for this housing component.

4. Provide financing through Township sponsored programs.

   Also, the Township utilized the maximum number of rental bonus credits. Under NJAC5:93-5.14(a) this calculation is as follows:

Pre-credited Need	544 units
Less: Rehab Component	- 37
New Construction Component	507
	x .25
Rental Component units	126.75 or 127

5. Use long term tax abatement programs in accordance with N.J.S.A. 48:20-1 and 52:27D-301 of the Fair Share Housing Act as an incentive to implement this inclusionary housing program.

B. Specific Fair Share Housing Components

1. Regional Contribution Agreement (RCA)

The Township entered into a Regional Contribution Agreement with the City of Camden and Gloucester City. The appropriate legal agreements have been executed to allow the Township to fund the development of these units and to receive the appropriate credits towards its housing quota of 544 units.

The Township, as of April 2002, has placed 189 units into the RCA program, 37 of which have been with Gloucester City and 152 with Camden, as shown in Table 16.

2. American Newlands Project/Mill Stream Apartments - Development Plan and Bonus Credits

The American Newlands project, has always been a component of the prior Fair Share Plans with 95 inclusionary units. All of these units will be family rental housing, to be divided evenly between low-income and moderate-income occupants.

Of the 95 inclusionary units, 32 will qualify for the two (2) for one (1) credit bonus. Therefore, 127 units (95 + 32 = 127) have been credited against the Township's quota, as shown in Table G-21.

3. Ingerman Project/County House Village - Development Plan and Bonus Credits

a. Housing Site

Located on County House Road and consisting of 28.4 acres, known as Block 16, Lot 8.01. The site was zoned Planned Industrial (PI) and was rezoned to the Rural (R) single family housing category.

This Fair Share Plan specifically designated approximately 14.3 acres of the 28.4 acre site as a mandatory inclusionary housing site, to yield 95 low and moderate income rental apartment units for non-age restricted occupancy. The development standards are as set forth in Zoning Ordinance, Section 22-35 and 22-36, as amended. The inclusionary units are to be divided evenly between low-income and moderate-income occupants.

This project shall contain not less and not more than 96 inclusionary housing units, regardless of the densities achieved or vacant land that remains after development.

Of the 96 inclusionary units, 95 qualify for the two (2) for one (1) credit bonus (excluding one (1) management unit). Therefore, 191 units (96 + 95 = 191) have been credited against the Township's quota, as shown in the table.

b. Recreation Site

The remainder of the Ingerman Project (County House Village), approximately 14 acres, is proposed to be a Township park. There will be convenient pedestrian access linking together the housing and recreation components.

The cost of acquiring this recreation land and developing active recreation components is as follows:

1.) Land acquisition, 14 acres x $35,000/acre $490,000

2.) Recreation improvements:

BMX track
7 soccer fields
Fieldhouse
Concession stand
Night lighting
Restrooms
Office
Parking lots and access road
Estimated Cost $1,510,000

Total $2,000,000

A bond ordinance to fund this recreation program in the amount of $2,000,000 has had a first reading as of May 1997.

In order to receive the 95 bonus credit units, the Township provided documentation per COAH's rules (NJAC 5:93-5.5), which are applicable to municipally sponsored projects, as follows:

a. Site control - provided by developer.

b. Administrative Mechanism - provided by developer.

c. Financial Pro Forma Statements -- This included $1,920,000 as the Township's contribution as set forth within this plan. The Township's funding commitment extended the entire financing gap identified in the pro forma, it being noted that other sources of subsidy if any, would decrease the Township's commitment accordingly.

d. Construction Schedule - A schedule was developed providing for construction to begin with two (2) years of the Court's approval of this plan. The schedule also provided for the acquisition and improvement of the new municipal park planned nearby.

3. Although COAH regulations allow new construction to be built as a substitute for rehabilitating existing substandard housing, the Township instead implemented a Housing Rehabilitation Program with appropriate marketing toward income eligible homeowners and landlords. The Township appointed a Board to oversee this program and the Township also committed up to $370,000 in funding to the program.

   Thirty-seven (37) units are proposed for rehabilitation.

C. Summary of Inclusionary Housing Units

The following summary indicates that this plan will achieve 544 inclusionary housing units, which meets the 1987-1999 fair share allocation (and Court Order that stands until October 2003). A more detailed description is provided in Table 16.

	Affordable Units	
American Newlands	95	
Ingerman Site	96	(1)
Units To Be Built	191	
Rehabilitation Units	37	
Rental Bonus Credit (32 & 95)	127	
Regional Contribution Agreement	189	
Total	544	

Note: 96 units were built, but only 95 rental bonus credits will be counted because one (1) unit is a management unit and the Township's bonus cap is 127 units.

The Township intends to assume the obligation of providing the following funding amounts to implement this Fair Share Plan.

		Cost/Unit	# Units	Total
1.	American Newlands	$16,600	95	$1,577,000
2.	Ingerman Site	20,000	96	1,920,000
3.	Rehabilitation Units	10,000	37	370,000
4.	RCA Units	20,000	189	3,780,000
5.	Infrastructure[5] (American Newlands)	--	--	500,000
		Subtotal		$8,147,000
6.	Recreation Site			2,000,000
		Total		$10,147,000

[5] This infrastructure cost is an estimate and will be reimbursed to the Township for the amounts allocated to non-inclusionary units as those non-inclusionary units are constructed, on a pro-rata basis.

Table 16
Fair Share Housing Plan

Name	Affordable Units		
New Construction			
American Newlands/Millstream Apartments	95	(1)	(4)
Ingerman Site/County House Village	96	(5)	
Subtotal	191		
Regional Contribution Agreement	189	(2)	
Rehabilitation Units	37	(3)	
Credit - American Newlands -- Rental	32		
Credit - Ingerman Site -- Rental	95		
Total	544		

Notes:

(1) Ninety-five (95) affordable rental family units were built, with 32 units providing a rental credit.

(2) The Township has entered into a Regional Contribution Agreement (RCA) with the City of Camden and Gloucester City. $20,000 per unit has been contributed by the Township to implement the RCA program ($740,000 sent to Gloucester City for 37 RCA units, and $3,040,000 sent to Camden for 152 RCA units).

(3) The Township contributed $10,000 per unit for the rehabilitation program. Of the 37 units required for rehabilitation, thirteen (13) have been completed, three (3) additional are almost complete (under review for compliance), and two (2) additional are under development. Beyond these numbers, an additional nineteen (19) units remain to be rehabilitated.

(4) The Township contributed $16,600 per unit of affordable housing, which is $1,577,000 (95 x $16,600 = $1,577,000). This sum will not be reimbursable to the Township.

In addition, the Township intends to contribute an estimated additional $500,000 for infrastructure costs, and as to this sum, the Township will be reimbursed for the amounts allocated to non-inclusionary units as those non-inclusionary units are constructed, on a pro rata basis.

(5) The Township contributed $20,000 per unit for the 96 affordable units, which is $1,920,000. Additionally, 95 of the 96 units qualified for a rental credit (family rental).

D. Fair Share Housing Assumptions

Based upon information received from COAH, the current Period of Repose began on 29 October 1997, with a duration of six (6) years. Therefore, 29 October 2003 would complete this period.

Accordingly, Washington Township must meet the court appointed numbers as noted in this report (544 total units), which match COAH's Second Round numbers, prior to 29 October 2003.

As of December 2002, it appears the Township is well under way in meeting its COAH requirement of 544 units. The only outstanding items appear to be:

- Twenty-four (24) units of the required thirty-seven (37) units to be rehabilitated have yet to be completed. However, three (3) of these are under review for compliance, and currently two (2) additional units are under rehabilitation/construction.

It is recommended that the Township resolve all outstanding rehabilitation units as quickly as possible to be in full compliance with the Court Order/COAH requirement.

Additionally, the Township should request a one (1) year extension on the current Period of Repose to assure that all issues are resolved prior to receiving the Third Round COAH numbers. Such numbers are anticipated in January/February 2003, however COAH has noted that the numbers may be delayed until Fall 2003.

Upon receipt of the Third Round COAH requirements, the Township should assemble a Board to prepare a six (6) year plan to meet the requirement. Adequately addressing affordable housing within the community is an important goal of the Master Plan.

VII. Conclusion -- Housing Plan Programs And Strategies

The purpose of this section of the housing plan is to provide a series of programs and strategies, which will serve as the basic principles upon which the housing plan implementation strategy will be based. In order to preserve and improve local housing stock the following programs are recommended:

A. Preservation of home ownership

Washington Township has a high rate of home ownership (84.98%). The rental of any currently owner occupied units should be discouraged. The existing renter occupied housing units (12.45%) should continue to be identified and monitored through code enforcement. Areas identified within the Township that have a concentration of dilapidated housing structures should:

1. Consider the implementation of tax abatement under Redevelopment/Rehabilitation Law. Prior to this, a study should be completed to identify the amount of dilapidated housing structures. That number should be compared to the entire housing stock to determine the viability of such program.

B. Development of a more diverse housing stock

There is a need for more multi-family housing within the Township to accommodate single people seeking housing that would prefer to live in Washington Township such as:

1. Elderly Housing;
2. Affordable Single Family Housing/Condominiums for non-family households;
3. Estate Housing on large lots to assist in attracting corporate offices to the Township.
4. Housing to meet COAH requirements.

C. Development of more retail and commercial properties

The relatively high median income of households within Washington Township demonstrates that it can support higher end retail. Available office space is also important so that companies seeking to relocate and/or expand will consider Washington Township as a location.