

Township of Kingwood

Hunterdon County, New Jersey

Amended Third Round Housing Plan Element and Fair Share Plan

DRAFT - March 2018
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Prepared by the
Kingwood Township Planning Board
in consultation with Banisch Associates, Inc.
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The original of this report was signed and sealed
in accordance with N.J.A.C. 13:41-1.3

Date Signed
June 22, 2018

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Kingwood Township
Amended Third Round Housing Plan Element and Fair Share Plan
March 2018

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Kingwood Township
Amended Third Round Housing Plan Element and Fair Share Plan
January 2018

Introduction

This is the Kingwood Township Planning Board’s third amended “Third Round” Housing Plan Element and Fair Share Plan (HPE/FSP or Housing Plan). Kingwood Township previously adopted its first Third Round HPE/FSP in December of 2005 and petitioned the NJ Council on Affordable Housing (COAH) under COAH’s rules in effect at that time (Chapter 94). Subsequent to Kingwood Township’s Third Round petition to COAH for substantive certification, the Appellate Division invalidated Chapter 94 and ordered COAH to adopt revised Third Round rules. On June 2, 2008, COAH adopted its second iteration of Third Round rules (Chapter 97), which COAH amended in September of 2008. The Kingwood Township Planning Board amended its HPE/FSP and adopted its second amended Third Round HPE/FSP and re-petitioned COAH pursuant the rules in effect at that time. Prior to COAH acting on Kingwood Township’s second Third Round petition for substantive certification, the Appellate Division again invalidated COAH’s Third Round Rules (Chapter 97), and ordered revised rule-making. COAH attempted to adopt a third set of Third Round Rules (proposed Chapter 99), but failed to garner a sufficient number of votes on the Council to adopt the rules. As a result, Chapter 97 Rules remained invalidated with no revised rules in place to guide municipal Third Round Mount Laurel compliance. Simultaneously, with these developments, the NJ Supreme Court heard an appeal of the Appellate Division decision invalidating Chapter 97 (and the attendant “procedural rules” entitled Chapter 96) and ruled in the matter of on March 10, 2015.

This third amended Housing Plan was prepared in response to the NJ Supreme Court’s March 10, 2015 decision and order in the matter of the adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing (COAH), which dissolved the NJ Fair Housing Act’s (FHA) exhaustion-of-administrative-remedies requirement and authorized the Courts to hear and decide actions addressing municipal compliance with Mount Laurel obligations by the municipalities that had sought the protections of the FHA through COAH. Kingwood Township is one such municipality. The Supreme Court transferred jurisdiction of Mount Laurel constitutional compliance from COAH to the Courts because COAH failed to adopt new third round rules as ordered by the Court in September 2013. The Supreme Court’s March 15, 2015 order assigned the task of assigning municipal third round fair share obligations to the trial courts. Kingwood Township filed a declaratory judgment action prior to July 7, 2015 in Superior Court Vicinage 13, seeking the Court’s approval of the municipality’s constitutional compliance with its Mount Laurel obligations, as required in the Supreme Court’s March 10, 2015 decision and order.

This amended Housing Plan Element and Fair Share Plan (HPE/FSP) sets forth the manner in which Kingwood Township will address its third-round affordable housing obligations that have been agreed to in a Settlement Agreement between Kingwood Township and the Fair Share Housing Center (FSHC), dated November 2, 2017. The Settlement Agreement was approved by Superior Court Judge Miller on December 11, 2017 and resolves Kingwood

Township’s constitutional compliance obligations. The affordable obligations agreed to by Kingwood Township and FSHC and approved by the Court are identified, as follows:

Component of Third Round Obligation:	Units
Rehabilitation Share (per Kinsey Report ¹):	5
Prior Round Obligation (pursuant to N.J.A.C. 5:93):	19
Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through this settlement agreement ²):	103

This amended HPE/FSP identifies existing and proposed affordable housing that Kingwood Township will apply to these Third Round affordable housing obligations pursuant to the Court-approved Settlement Agreement.

Mount Laurel Compliance

Kingwood Township’s history of voluntary compliance with its Mount Laurel obligations through the COAH process is summarized below:

- Kingwood Township received Round Two substantive certification from COAH for its 1987-1999 affordable housing obligations on October 13, 2004, and an amended certification from COAH on September 2, 1998;
- Kingwood Township twice petitioned COAH for Third Round substantive certification in December 2005 and repetitoned COAH for Third Round substantive certification in December 2008. Both times, COAH’s rules were invalidated by the Courts prior to COAH taking any action on the substantive certification petitions.

Under the supervision of the Court and with the assistance of Court Master, Elizabeth C. McKenzie, PP/AICP, Kingwood Township and FSHC agreed on the following affordable housing mechanisms and strategies to fully satisfy the Township’s Third Round affordable housing obligations in its November 2, 2017 Settlement Agreement. The Court Master has recommended and the Court has accepted that this Third Round HPE/FSP responds to the Fair Housing Act mandate for each municipality in New Jersey to create a realistic opportunity to address its affordable housing obligations.

2018 Fair Share Plan

Kingwood Township will address the three components of its third round fair share through a combination of affordable housing techniques and strategies, including (1) affordable housing that was constructed, which fully addresses the prior round, (2) existing affordable housing created since the prior round and proposed new construction and creation of affordable

¹ David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, May 2016.

² David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, May 2016

housing to address the third round, and (3) a municipal rehabilitation program to address the present need that is commonly referred to as the rehabilitation share.

Present Need

- 1) Present Need / Rehabilitation Obligation: 5 units –
- Kingwood Township will establish a municipal Rehabilitation Program or will contract through an inter local-services agreement to address its 5-unit Present Need obligation.

Prior Round

- 2) Prior Round Obligation (1987-1999): 19 units
- Kingwood Township has a Prior Round obligation of 19 units that it will fully address through existing, inclusionary zoning and proposed affordable housing projects as set forth below:

Project	Block	Lot	Units	Bonus
Easter Seals (Block 1, Lot 7.03)(existing)	1	7.03	5	5
EGVCO Inclusionary Zoning ³	21 15	1 8	4	
Accessory Apartment Program	TBD	TBD	5	
	Subtotals:		14	5
	Total:		19 Credits & Bonuses	

Round 3

3. Prospective Share (1999-2015 Gap; and 2015-2025 Prospective Share) – Kingwood Township will adopt zoning to fully address the adjusted Third-Round prospective need obligation of 103-units by adopting inclusionary overlay zoning that will permit townhouse for-sale development and apartment rental housing.

The Prospective Need obligation of 111 affordable units will be addressed through inclusionary zoning amendments to two (2) parcels of land situated on Route 12 in the Eastern Gateway Village Center Overlay Zone: Block 21, Lot 1; and Block 15, Lot 8. Zoning will be amended by Kingwood Township to establish the EGVCO-AH, Eastern Gateway Village Overlay Zone-Affordable Housing that will permit townhouse development at a density of 12 du/ac with a 20% set-aside; and/or to permit rental apartments at a density of 16 du/ac with a 15% set-aside. Under either alternative, the affordable unit yield will remain the same: 73 affordable units on Block 21, Lot 1 and 38 affordable units on Block 15, Lot 8 for a total of 111 affordable units on both lots. The Township's zoning will include provisions to permit non-residential commercial

³ See description of EGVCO inclusionary zoning as set forth in the second paragraph of #3 above. 4 units of the 111- affordable unit rezoning capacity will be credited to addressing the prior round.

/service/retail/office uses within the zone, but only in a mixed-use configuration and only when phased with residential market-rate and the required number of affordable housing units addressing the Township's affordable housing obligation.

- **111 affordable unit yield vs. 103 unit obligation.**

Kingwood Township is a rural, agricultural municipality characterized by farms, limited commercial development (almost exclusively along the Route 12 corridor) and limited pockets of suburban development in the form of single-family detached homes on large lots served by individual potable wells and septic systems. Apart from one existing package sewage treatment plant that serves existing non-residential development in a portion of the Eastern Gateway Village Center Overlay zone, there are no public sewerage or public water services available within Kingwood Township.

The inclusionary overlay zoning will apply to the Residential/Mixed Use and the Residential/Commercial Artisan sub-districts of the Township's existing Eastern Gateway Village Center Overlay (EGVCO) zone that encompasses the east end of the Route 12 corridor. Because these sites are not currently served by public utilities, the development of housing under either of these development options will be conditioned upon the developer's provision of public water and sewer service (or a satisfactory alternative approved by the NJDEP) be provided.

These inclusionary overlay zones are designed to produce affordable housing to meet certain Third Round settlement parameters, specifically:

- At least 50% of the 103-unit obligation: Family units; and
- At least 25% of the 103-unit obligation: Family rental units.

Until these parameters are met, the municipality agrees not to permit age-restricted affordable housing development up to 25% of the 103-unit obligation, which is otherwise permitted as a compliance mechanism in addressing the Township's Third Round affordable housing obligation. Additionally, residential development will not be conditioned upon the construction of the permitted non-residential uses and space, nor will the construction of the non-residential uses and space be permitted to precede the residential construction within the two overlay zones, unless integral to the development of the affordable housing units required, for example, as a mixed-use building.

But for the absence of sewer or water services, these sites appear to be capable of supporting the densities proposed for them. The Housing Element and Fair Share Plan will need to include a fully developed site suitability analysis for each of these zones and for the municipally-owned group home site.

The absence of sewerage and sewage treatment facilities and of public or community water service within Kingwood, provides a basis, under N.J.A.C. 5:93-4.3(c), for the Court to grant Kingwood a "durational adjustment". A durational adjustment is an acknowledgement by the Court that the Township will be unable to support inclusionary residential

development unless and until these kinds of utility services become available. In view of the Township's current exclusion from any existing or future sewer service area in the Hunterdon County Wastewater Management Plan it is understood that such services may not necessarily become available during the compliance period.

If and when water and sewer services become available within the Township, these sites will be given priority in the allocation of sewage treatment capacity and water supply. As a condition of settlement, the municipality commits to supporting efforts on the part of the owners/developers of the inclusionary zoning sites to obtain such services independently, including endorsing applications for sewer and/or water service to the NJDEP.

Block 19, Lot 5 – Ukarish Farm

Block 19, Lot 5 is a 7.48-acre municipally-owned affordable housing site that Kingwood Township acquired to develop affordable housing and address affordable housing obligations. During the Third Round, Kingwood Township expended Affordable Housing Trust Fund funds to secure approvals for development of the site as a Habitat-For-Humanity development project consisting of six (6) duplex units of affordable housing. Kingwood Township expended Affordable Housing Trust Funds and considerable local efforts to secure regulatory agency approvals for the project, including Delaware and Raritan Canal Commission approval, Board of Health approvals for septic systems and local approvals for individual potable wells to serve the homes under the Township's well ordinance. Kingwood Township secured zoning approvals for the six (6) unit project from the Zoning Board of Adjustment to allow attached duplex on reduced lot sizes (i.e. 1-acre \pm) for the proposed affordable housing development project. Kingwood Township entered into an agreement with Habitat-For-Humanity and jointly marketed the proposed housing project to prospective income-eligible purchasers; however, despite repeated attempts at attracting income-eligible households for the project, no qualified affordable households could be identified. Consequently, Habitat-For-Humanity withdrew its involvement in the project.

The Ukarish Farm remains available for affordable housing development. After expending considerable effort and expense with Habitat-For-Humanity, the Township sought public/private partnerships to develop the site with affordable housing. An experienced local private developer was identified with interest in developing the site; however, additional subsidy was required render the project economically viable. The expenses of the Habitat-For-Humanity partnership exhausted available funding from the municipal Affordable Housing Trust Fund leaving no available funding to subsidize the public/private partnership for development of the site. As a result, the site remains available for affordable housing development, and Kingwood Township remains committed to developing the site for affordable housing; however, there is presently no available funding to develop the site. This site remains in the municipal inventory of land for affordable housing. Kingwood Township will resume its efforts to develop the site for affordable housing once funding is sufficiently replenished in the municipal Affordable Housing Trust Fund to provide subsidies needed to facilitate affordable housing development. At this time, however, no commitment of local tax revenue will be committed to provide the required subsidies. At

such time as funding becomes available, Kingwood Township will amend its Spending Plan and resume efforts to develop the site for affordable housing.

Settlement Agreement Terms

The following terms of Third Round compliance are identified in the Township's Settlement Agreement with FSHC:

Paragraph 3.a) of ECM Report (Paragraph 9 of Settlement Agreement). At least 13% of all affordable units will be affordable to very low-income households. Very low-income households are defined as those household that earn 30 percent or less of the median gross household income for households of the same size within the housing region in which the household is located, ...".

- Minimum: 14-units.

Paragraph 3.b) of ECM Report (Paragraph 10a. of Settlement Agreement) Rental bonuses shall not exceed 25% of the 103-unit Third Round obligation.

- Maximum: 26-bonus.

Paragraph 3.c) of ECM Report (Paragraph 10b.of Settlement Agreement) At least 50% of affordable units addressing the Third Round obligation shall be affordable to low- and very low-income households (13% of total obligation for V L-I units inclusive).

- Minimum: 52-units.

Paragraph 3.d) of ECM Report (Paragraph 10c. of Settlement Agreement) At least 25% of the Third Round fair share shall be rental units, at least of which 50% shall be affordable to families.

- Minimum rental: 26-units; and
- Minimum family rental units: 13 family rental units.

Paragraph 3.e) of ECM Report (Paragraph 10d. of Settlement Agreement) At least one-half of all Third Round affordable units shall be available to families.

- Minimum: 52-units.

Paragraph 3.f) of ECM Report (Paragraph 10e.of Settlement Agreement) No more than 25% of the Prior Round and Third Round fair share shall be addressed with age-restricted units:

- Maximum Prior Round: 5-units; and
- Maximum Third Round: 26-units.

Paragraph 3.g) of ECM Report (Paragraph 11. of Settlement Agreement) The Township's affirmative marketing plan shall include notification to Fair Share Housing Center, The NJ State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Supporting Housing Association, and the Central Jersey Housing Resource Center. All units marketed in the Township's HPE/FSP shall include notices to these entities.

Paragraph 3.h) of ECM Report (Paragraph 12. of Settlement Agreement) Affordable Housing Ordinance – All affordable housing will include the required bedroom mix and will be marketed in accordance with N.J.A.C. 5:80-26.1, et seq. (UHAC), except that instead of the

requirement that 10% of all units being affordable to households earning less than 35% median income, at least 13% of all units shall be affordable to households earning less than 30% of median income. Annual increases to regional income limits, rent levels and sales prices for affordable units shall be included in the Township's affordable housing ordinance.

Paragraph 3.i) of ECM Report (Paragraph 13. of Settlement Agreement) All new construction first floor units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.

Paragraph 3.j) of ECM Report (Paragraph 14. of Settlement Agreement) Within one hundred and twenty (120) days of Court's approval of the Settlement Agreement, the Township shall introduce and adopt ordinances to amend the Township's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of the Agreement and adopt a Housing Element and Fair Share Plan and Spending Plan in conformance with the terms of this Agreement.

Paragraph 5 of ECM Report (Paragraph 15. of *Settlement Agreement*) – If a decision of a court of competent jurisdiction in Hunterdon County, or another Court in Vicinage 13 (Hunterdon, Warren, Somerset) or COAH Region 3 (Hunterdon, Somerset, Middlesex), or if a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of a 1999-2025 obligation for the Township that would be lower by more than ten (10%) percent than the total prospective Third Round need obligation agreed to in the Agreement, and if that determination is memorialized in an unappealable final judgment, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly, but the Township shall be obligated to implement all compliance mechanisms included in this Agreement.

Paragraph 3.k) of the ECM Report (Paragraph 16 of Settlement Agreement) – Spending Plan. of Settlement Agreement The Township shall prepare a Spending Plan within the period referenced above, subject to the review of FSHC and approval of the Court, and reserves the right to seek approval from the Court that the expenditures of funds contemplated under the Spending Plan constitute “commitment” for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, within the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the execution of this Agreement, which shall be established by the date on which it is executed by a representative of the Township, and on every anniversary of that date thereafter through the end of the period of protection from litigation referenced in this Agreement, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

Paragraph 3.1) of ECM Report (Paragraph 8 of the Settlement Agreement) – Funding Sources & Project Pro-Forma. The Township shall provide evidence of an adequate and stable source of funding for the ARC Group Home Project; and provide a project pro-forma of total development costs and sources of funds for the project, including documentation of the funding approved and available to the municipality and/or project sponsor and/or funding applications that are still pending; and, in the case of funding applications that are still pending, to provide a stable alternative source, such as municipal bonding, by which to cover the cost of the project in the event the funding request is not approved.

Paragraph 17 of Settlement Agreement – Reporting & Monitoring. On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this Agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.

Paragraph 18 of Settlement Agreement – Midpoint Review & Notice. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the ten-year period of protection provided in this Agreement. The Township agrees to comply with those provisions as follows:

a. For the **midpoint realistic opportunity review due on July 1, 2020**, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of the Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.

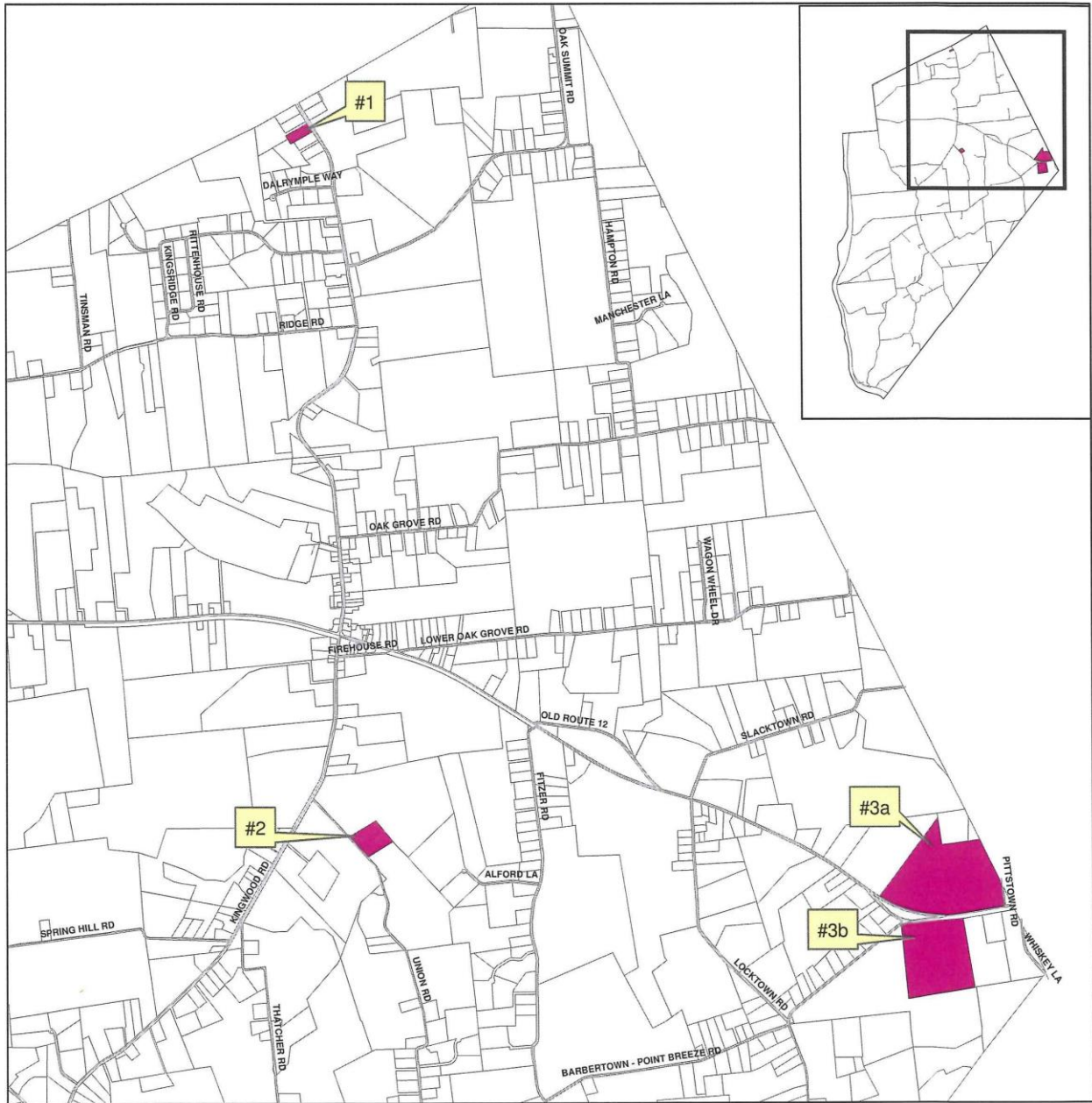
b. For the review of very low-income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this Agreement (**within 30 days of November 2, 2020**), and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a **status report as to its satisfaction of its very low-income requirements**, including the family very low-income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low-income housing obligation under the terms of this settlement.

All sites included in this Fair Share Plan addressing the Third-Round obligations are provided on the map below entitled Exhibit B.

Exhibit B

Township of Kingwood, Hunterdon County

Housing Plan Element and Fair Share Plan November 2017



Prior Round Sites:

1. Easter Seals group home (Block 1, Lot 7.03)(Existing)
2. The ARC of Hunterdon (Block 19, Lot 5)(Proposed)

Third Round Sites:

3. Inclusionary Zoning in EGVCO
 - a. Block 15, Lot 8 (Commercial Artisan Subdistrict)
 - b. Block 21, Lot 1 (Mixed-Use Core Subdistrict)

APPENDIX A

Inventory of Municipal Housing Units

The primary source of information for the inventory of the Township's housing stock is the 2010 U.S. Census, with data reflecting conditions in 2010. While many of the datasets used in this analysis reflect the traditional 2010 data, the Census now provides data based on the American Community Survey (ACS) 1, 3 and 5 year estimates, which include a margin of error. These sets are used particularly for physical housing characteristics. Because of the new data reporting methods, some differences in table totals may occur.

According to the 2012-2016 ACS Census, the Township had 1,365 housing units, of which 1,304 (95.5%) 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. While the Township largely consisted of one-family, detached dwellings (93% of the total, compared to 75.4% in the County), there were 61 units in attached or multi-family structures. The Township had a slightly lower percentage of renter-occupied units, 8%, compared to 16.5% in Hunterdon County and 35.5% in the State.

Table 1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,265	61	1,204	1,129	75
1, attached	27	0	27	12	15
2	29	0	29	29	0
3 or 4	44	0	44	0	44
5+	0	0	0	0	0
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	1,365	61	1,304	1,170	134

Source: 2012-2016 ACS 5 year estimates DP-04 and B25032

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. The age of Kingwood's housing stock depicted 41.6% of the housing built prior to 1970. After 1970, the housing stock showed modest increases. Owner occupied followed the same pattern with the majority being built prior to 1970. The presence of an older housing stock is one of the factors which correlates highly with filtering. Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table 2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2010 and later	12	.9	0	12	12	0
2000 - 2009	212	15.5	0	212	212	0
1990 - 1999	199	14.6	0	199	199	0
1980 - 1989	187	13.7	0	187	172	15
1970 - 1979	187	13.7	0	187	148	39
1960 - 1969	101	7.4	0	101	78	23
1950 - 1959	90	6.6	0	90	90	0
1940 - 1949	120	8.8	48	72	15	57
Pre-1940	257	18.8	13	244	244	0

Source: 2012-2016 ACS 5 year estimates DP-04 and B25036

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. Kingwood had a larger percentage of units built prior to 1960 than did the County and a smaller percentage of units built after 1990.

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

Year Built	%		
	Kingwood Township	Hunterdon County	New Jersey
2010 or later	.9	.7	1.5
2000 - 2009	15.5	9	9.6
1990 - 1999	14.6	15.9	9.4
1980 - 1989	13.7	19.6	11.9
1970 - 1979	13.7	14.5	12.9
1960 - 1969	7.4	8.5	13.6
1940 - 1959	15.4	12.8	23.1
Pre-1940	18.8	18.9	18
Median Year	1976	1977	1966

Source: 2012-2016 ACS 5 year estimates DP-04 and B25035

The 2010 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed smaller households, with 69% of renter-occupied units having 2 persons or fewer compared to 53% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 44% having two bedrooms or fewer, compared to 6% 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	262	175	87
2 persons	536	471	65
3 persons	260	225	35
4 persons	269	246	23
5 persons	84	77	7
6 persons	21	21	0
7+ persons	14	12	2
Total	1,446	1,227	219

Source: 2010 U.S. Census, SF-1.

Table 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	0	0	0	0	0
1 bedroom	15	1.1	15	0	15
2 bedrooms	120	8.8	120	76	44
3 bedrooms	687	50.3	639	564	75
4 bedrooms	489	35.8	489	489	0
5+ bedrooms	54	4	41	41	0

Source: 2012-2016 ACS 5 year estimates DP-04 and B25042

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2010 to those of the County and State. The Township's average household size for all occupied units was higher than County and State.

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

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Kingwood Township	2.85	2.9	2.8
Hunterdon County	2.39	2.68	2.1
New Jersey	2.69	2.83	2.55

Source: 2012-2016 ACS 5 year estimates DP-04

The distribution of number of bedrooms per unit is shown in Table 7. The Township had considerably fewer units with no or one bedroom and higher units with two or three bedrooms.

Table 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Kingwood Township	1.1	59.1	39.8
Hunterdon County	8.9	52	39
New Jersey	16.6	58.9	24.6

Source: 2012-2016 ACS 5 year estimates DP-04

In addition to data concerning occupancy characteristics, the 2010 Census includes a number of indicators, or surrogates, which relate 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. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

Persons per Room	1.01 or more persons per room is an index of overcrowding.
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 some of the above indicators of housing quality. The Township had more units with overcrowding than the County and no units with inadequate facilities.

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

Condition	%		
	Kingwood Township	Hunterdon County	New Jersey
Overcrowding ¹	3.1	.8	3.2
Inadequate plumbing ²	0	.1	.3
Inadequate kitchen ²	0	.4	.7

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

²The universe for these factors is all housing units.

Source: 2012-2016 ACS 5 year estimates DP-04

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. The median residential housing value was \$384,000 (Table 9) with most of the Township's housing stock falling in the \$300,000 to \$499,999 price range.

Table 9: Value of Residential Units

Value	Number	%
Less than \$50,000	7	.6
\$50,000 to \$99,999	0	0
\$100,000 to \$149,999	0	0
\$150,000 to \$199,999	33	2.8
\$200,000 to \$299,999	235	20.1
\$300,000 to \$499,999	622	53.2
\$500,000 to \$999,999	233	19.9
\$1,000,000 or more	40	3.4
Median (dollars)	\$384,000	

Source: 2012-2016 ACS 5 year estimates DP-04

Table 10 indicates that the majority of renter-occupied units rented for \$500 to \$999 per month.

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

Contract Monthly Rent	Number	%
Less than \$500	0	0
\$500 to \$999	57	42.5
\$1,000 to \$1,499	15	11.2
\$1,500 to \$1,999	23	17.2
\$2,000 to \$2,499	39	29.1
\$2,500 to \$2,999	0	0
\$3,000 or more	0	0
No Cash Rent	0	--
Median (contract rent)	\$1,417	

Source: 2012-2016 ACS 5 year estimates DP-04

The data in Table 11 indicate that in 2010 there were 119 households earning less than \$35,000 annually. A figure of 30% is considered the limit of affordability for housing costs.

Table 11: Household Expense in 2010 by as a Percentage of Household Income in 2010

Income	Number of Households		
		Less than 30%	More than 30%
< \$10,000	0	0	0
\$10,000 – 19,999	15	0	15
\$20,000 – 34,999	104	44	60
\$35,000 - \$49,999	61	26	35
\$50,000 - \$74,999	137	30	107
\$75,000 - \$99,999	177	124	53
\$100,000+	758	608	150

Note: The universe for this Table is specified occupied housing units.

Source: 2009-2013 ACS 5 year estimates C25095- latest reporting round

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 2010 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2010.

The 2010 Census indicates that the Township had 3,845 residents, or 63 more residents than in 2000, representing a population increase of approximately 2%. The Township's 2% increase in the 2000's compares to a 5% increase in Hunterdon County and an 4% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. There is a larger male population in the 0-19 age range category.

Table 12: Population by Age and Sex

Age	Total Persons	Male	Female
0 – 4	173	90	83
5 – 19	780	428	352
20 – 34	430	217	213
35 – 54	1,367	658	709
55 – 69	778	410	368
70 +	317	148	169
Total	3,845	1,951	1,894

Source: 2010 U.S. Census, SF-1.

Table 13 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 35-69 age category where the Township had a larger proportion than the State or County.

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

Age	Kingwood Township	Hunterdon County	New Jersey
0 - 4	4.5	4.7	6.2
5 – 19	20.3	21	19.9
20 – 34	11.1	13.1	18.8
35 – 54	35.5	34.2	29.8
55 – 69	20.3	19	15.9
70 +	8.2	8.2	36.5
Median	45.1	43.5	39

Source: 2010 U.S. Census, SF-1.

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Hunterdon County and the State. The Township is similar to the County in terms of the distribution of household sizes by having more two to four person households and less households with five or more persons.

Table 14: Persons in Household

Household Size	Total Units
1 person	262
2 persons	536
3 persons	260
4 persons	269
5 persons	84
6 persons	21
7+ persons	14
Total	1,446

Source: 2010 U.S. Census, SF-1.

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

Household Size	Township	County	State
1 person	18.1	22	25.2
2 persons	37.1	33.9	29.8
3 persons	18	17.1	17.4
4 persons	18.6	17.3	15.7
5 persons	5.8	6.9	7.2
6 persons	1.5	1.9	2.7
7 or more persons	1	.8	1.9
Persons per household	2.66	2.62	2.68

Source: 2010 U.S. Census, SF-1.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 3,412 persons in family households in the Township and 433 persons in 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.

Table 16: Persons by Household Type and Relationship

	Total
In family Households:	3,412
<i>Spouse</i>	928
Child	1,210
In Non-Family Households:	433
Male householder:	188
Living alone	140
Not living alone	48
Female householder:	154
Living alone	122
Not living alone	32
In group quarters:	0
Institutional	0
Non-institutional	0

Source: 2010 U.S. Census, SF-1.

Table 17 provides income data for the Township, County, and State. The Township's per capita and median incomes were higher than those of the State. The Township's per capita and family income was lower than the County.

Table 17: 2009 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Kingwood Township	\$50,257	\$113,750	\$109,695
Hunterdon County	\$53,222	\$108,177	\$132,066
New Jersey	\$37,538	\$73,702	\$90,757

Source: 2012-2016 U.S. Census ACS 5 Year Estimates DP-03

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families. According to the data in Table 18, the Township had proportionately fewer persons qualifying for poverty status than the State.

Table 18: Poverty Status for Persons and Families for Township, County, and State (% with 2010 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Kingwood Township	1.3	.8
Hunterdon County	4.5	3.1
New Jersey	10.9	8.1

Source: 2012-2016 ACS 5 year estimates DP-03

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 households who moved into their current residences in 1999; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of Township residents residing in the same house as in 1999 was greater than that of the County and State.

Table 19: Comparison of Place of Residence for Township, County, and State

Jurisdiction	Percent living in same house in 1999
Kingwood Township	53.3
Hunterdon County	43.7
New Jersey	34.7

Source: 2012-2016 ACS 5 year estimates DP-04

Table 20 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that more Township residents achieved a high school diploma than the State.

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
Kingwood Township	90.6	34.9
Hunterdon County	94.7	49.6
New Jersey	88.9	37.5

Source: 2012-2016 ACS 5 year estimates DP-02

The Census also provides data on the means of transportation which people use to reach their place of work. Table 22 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 8.9% of workers who resided in the Township and used other means of transportation to reach work, 141 workers worked from home.

**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
Kingwood Township	83.9	4.3	2.9	8.9
Hunterdon County	81.7	5.4	2.4	10.5
New Jersey	71.7	8.1	11.2	9

Source: 2012-2016 ACS 5 year estimates DP-03

The Census also provided information on resident employment by industry. The most predominate industry of Township residents is education and health care services industry followed by finance and insurance services.

Table 22: Employment by Industry

Industry	Persons	%
Civilian employed population 16 years and over	2,037	
Agriculture, forestry, fishing and hunting, and mining	12	.6
Construction	108	5.3
Manufacturing	202	9.9
Wholesale trade	96	4.7
Retail trade	193	9.5
Transportation and warehousing, and utilities	71	3.5
Information	72	3.5
Finance and insurance, and real estate and rental and leasing	224	11
Professional, scientific, and management, and administrative and waste management services	208	10.2
Educational services, and health care and social assistance	528	25.9
Arts, entertainment, and recreation, and accommodation and food services	106	5.2
Other services, except public administration	116	5.7
Public administration	101	5

Source: 2012-2016 ACS 5 year estimates DP-03

The employment rate, according to the census shows that the Township had a higher percentage of people in the labor force than the State, as well as higher employment of those in the labor force than the State and County.

Table 23: Labor Force and Employment

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Kingwood Township	68.8	66.3	2.4
Hunterdon County	67.9	64.3	3.6
New Jersey	65.8	60.5	5.2

Source: 2012-2016 ACS 5 year estimates DP-03

APPENDIX B

Kingwood Township
Amended Third Round Housing Plan Element and Fair Share Plan Site
EGVCO-AH, Eastern Gateway Village Center Overlay Zone-Affordable Housing
March, 2018

Site Suitability Analysis
Block 15, Lot 8
&
Block 21, Lot 1

This site suitability analysis addresses two parcels of land, Block 15, Lot 8 (64 acres) and Block 21, Lot 1 (44.9 acres), which are designated EGVCO-AH, Eastern Gateway Village Center Overlay Zone – Affordable Housing to address Kingwood Township’s Third Round Gap (1999-2015) and Prospective Need (2015-2025) affordable housing obligations. The two parcels of land are situated in NJ State Route 12; Block 15, Lot 8 is located at the corner of Pittstown Road (CR615); and Block 21, Lot 1 is located directly across the highway at the corner of Barbertown-Point Breeze Road.

Site Suitability Criteria have been identified by the NJ Council on Affordable Housing (COAH). The two sites included in this site suitability analysis compare to those COAH standards, as follows:

Site suitability criteria and consistency with the State Development and Redevelopment Plan

(a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;

- *To the extent known, neither parcel possess any title encumbrances that would preclude development of affordable housing.*
- *Both Block 15, Lot 8 and Block 21, Lot 1 are available. Block 15, Lot 8 is actively marketed by its owner and has previously receive a local approval for approximately one acre of the site for a radio station transmission building and antenna tower. No encumbrances to development were known at the time of that approval.*
- *Block 21, Lot 1 has been the subject of various nonhousing development proposals to the township’s Planning and Zoning Boards in the recent past. One application included an approval for solar panel arrays, which was never brought to fruition due to changing economic circumstances rendering that approval economically infeasible.*
- *On the basis of availability, both Block 15, Lot 8 and Block 21, Lot 1 are available and appear to possess no title restrictions or encumbrances which would preclude development of affordable housing.*

2. The site is adjacent to compatible land uses and has access to appropriate streets;

- *Block 15, Lot 8 is adjacent to compatible land uses and has access to appropriate streets. The parcel is adjacent to undeveloped farmland and Pittstown Road on the east side of the parcel. The northerly boundary of the tract adjoins farmland. The west side of the parcel adjoins the Route 12 Business Park, which is a collection of light industrial and commercial businesses unified in one existing building that also include a wastewater management package treatment plant and disposal beds serving the business park. The southerly side of the parcel is Route 12, consisting of approximately 2,600' of State Highway road frontage. The parcel contains a radio station transmission tower in the northeast corner of the parcel.*
- *Block 21, Lot 1 is adjacent to compatible land uses and has access to appropriate streets. The parcel is an active farm, including a farmhouse, barns and accessory farm outbuildings. The east boundary of the parcel adjoins actively farmed land. The north boundary of the parcel is State Highway 12 and Barbertown-Point Breeze Road. The south boundary of the parcel adjoins mature forest. The west boundary of the parcel adjoins an undeveloped area of the MEL Chemical plant, which is a world-class supplier of zirconium chemicals. Approximately 400' of the westerly boundary of the tract adjoins an abandoned containment field of the MEL Chemical plant site. The parcel has approximately 550' of State Highway 12 road frontage and approximately 700' of road frontage on Barbertown-Point Breeze Road, a local road.*

3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and

- *Neither Block 21, Lot 1 or Block 15, Lot 8 possess adequate water or sewer facilities; however, and the sites are subject to a durational adjustment pursuant to COAH's standards for same. However, the two parcels were selected on the basis that existing package treatment plants and disposal beds exist on adjoining parcels. An existing NJDEP-approved wastewater treatment plant and groundwater disposal beds exist on Block 15, Lot 8.02 that serves the Route 12 Business park that adjoins Lot 8 to the west. Additionally, the MEL Chemical plant also operates its own NJDEP permitted wastewater management package treatment plant, which adjoins Block 21, Lot 1 to the west. These two NJDEP permitted facilities demonstrate the feasibility of obtaining NJDEP wastewater management approvals for the inclusionary affordable housing development planned for Block 15, Lot 8 and Block 21, Lot 1 on the basis that these two parcels are substantially the same as those adjoining parcels with NJDEP-approved on-site wastewater treatment plants and disposal beds. Potable water will have to be obtained from individual wells, which may be improved on each of the two parcels.*

4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

- *There appear to be no physical impediments or physical characteristics that would impede development of Block 15, Lot 8 and Block 21, Lot 1 in accordance with the Residential Site Improvement Standards. Both parcels are flat, open farm fields with essentially no sloping topography or other geologic features that would prevent the development of existing farmland areas for the desired inclusionary affordable housing development. Both parcels are reasonably large with relatively regular shapes: Block 15, Lot 8 is approximately 64 acres (approximately 1,450' x 1,950'), and Block 21, Lot 1 is approximately 45 acres (approximately 1,460' x 1,300'). By reason of shape, dimension, lack of slope and condition of farmland soils, it appears that both parcels may be developed in accordance with the RSIS.*