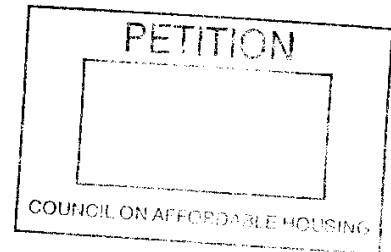

Housing Plan Element and Fair Share Plan

Township of Bedminster
Somerset County, New Jersey

Adopted December 18, 2008



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December 29, 2008

Date

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Introduction

This is Bedminster's amended Third Round Housing Plan Element (HPE) and Fair Share Plan (FSP). In October 2005, Bedminster adopted its original Third Round Plan, and in December 2005 petitioned the NJ Council on Affordable Housing (COAH) for Third Round Substantive Certification. The 2005 plan identified compliance mechanisms and affordable housing techniques that would have fully satisfied Bedminster's Third Round (then 2004 to 2014) and prior round affordable housing obligations as found in COAH's regulations. As will be seen below, Bedminster currently has nearly 600 more affordable housing units and/or credits than required by COAH's Third Round rules, and this number may grow substantially if growth does not occur as predicted by COAH.

In January 2007 the NJ Appellate Division overturned COAH's substantive rules as a result of a challenge and suspended any further COAH substantive certifications of municipal Third Round Plans. The Court ordered COAH to revise its rules, and COAH adopted the revised third round rules in September 2008, which became effective on October 20, 2008. As a result, in order for the 562 municipalities that were not certified prior to the January 2007 Appellate Division ruling to remain under COAH's protection from "builder's remedy" lawsuits, municipalities must re-petition COAH.

Bedminster has been an active participant in the cross-acceptance process that is part of the State Development and Redevelopment Plan, and the local Master Plan has been found highly consistent with the intent of the State Plan. In the process, Bedminster has spent enormous time, energy and funds to produce a Master Plan that has been true to the needs of the community of Bedminster, and responsive to its fair share assignment. When challenged for its environmentally-protective land use policies, the Master Plan was upheld by the trial court and the Appellate Division.

Municipalities outside the Highlands must re-petition under COAH's revised rules by December 31, 2008 to remain under the protection of the COAH process. Bedminster has adopted resolutions asking COAH and the Highlands Council to extend the filing deadline until December 8, 2009 as permitted pursuant to Executive Order 114. While Bedminster is entirely within the Highlands, with a narrow slice north of Pottersville Road in the Preservation Area and the balance in the Planning Area, the Township has prepared this HPE to confirm the township's conformance to the COAH obligation as it currently exists, during a time when COAH rules are constantly changing.

This Plan responds to Bedminster's affordable housing obligation as it is now constituted under COAH's revised 2008 Third Round. While COAH's initial Third Round rules identified affordable housing obligations for the period 2004-2014, the revised rules extend the Third Round affordable housing compliance period by four years. The revised rules continue to rely upon a 'growth share' methodology, albeit with a substantially more aggressive set-aside formula than the original growth share requirement. Under growth share rules, Third Round new construction affordable housing obligations result from any development that receives certificates of occupancy between January 1, 2004 and December 31, 2018.

COAH’s revised Third Round rules address affordable housing obligations dating back to 1987 and identify three components of municipal affordable housing need, including

- (1) a “recalculated” prior round obligation for the 1987-1999 period,
- (2) a Third Round rehabilitation share, and
- (3) a Third Round growth share obligation for the 2004-2018 time period.

This amended Housing Plan Element addresses these three components of affordable housing need, which in Bedminster include:

- (1) the COAH recalculated “prior round” affordable housing obligation of 154 units,
- (2) no new rehabilitation obligation, and
- (3) the “growth Share” obligation consisting of 249 affordable units.

This Housing Element and Fair Share Plan details Bedminster’s plan to address the 403-unit cumulative obligation with units/credits previously approved by the Court and certified by COAH.

Fair Share Plan Summary

Bedminster has previously accommodated 698 affordable housing units in the Township, far exceeding any obligation ever imposed by COAH. Bedminster’s amended Fair Share Plan acknowledges this performance as it responds to the requirements of New Jersey’s Municipal Land Use Law (MLUL) and Fair Housing Act (FHA) and COAH rules.

Bedminster funded a rehabilitation program that provided for the rehabilitation of 4 housing units according to COAH requirements. Bedminster also participated in an affordable housing partnership that resulted in the creation of 50 affordable senior citizen apartments, and approved major inclusionary developments that produced over 3,000 total housing units with considerable impacts on neighborhood character and community services. These affordable units are identified on Table 1.

**Table 1
Bedminster Township’s Affordable Housing Production**

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

COAH and Statutory Affordable Housing Requirements

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act (N.J.S.A. 52:27D-310), to

address Bedminster's cumulative housing obligation for the period 1987- 2018. N.J.S.A. 52:27D-310 outlines the mandatory requirements for a Housing Plan Element. This plan also responds to the affordable housing mandates of the Third Round Substantive Rules of the Council on Affordable Housing (N.J.A.C. 5:94-1 et seq.).

At N.J.S.A. 40:55D-28.b(3), the Municipal Land Use Law identifies the following requirements for a Housing Plan Element:

(3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, *residential standards and proposals for the construction and improvement of housing*;

The COAH rule standard for the *Content of a Housing Element* (N.J.A.C. 5:97-2.3 a) also requires that a Housing Element submitted to the Council include the minimum requirements prescribed by N.J.S.A 52:27D-310 which provides that

"a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

e. A 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; and

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a

consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

Addressing the Statutory Requirements

N.J.S.A 52:27D-310.a. An inventory of the municipality's housing stock...

Appendix A responds to subsection 1.a. above.

N.J.S.A 52:27D-310.b. A projection of the municipality's housing stock...

Since 2000, Bedminster has seen the rate of growth drop dramatically, reflective of the near-complete build-out of the growth corridor, where State Plan-approved centers have been designated in Pluckemin and Bedminster villages. While thousands of units were built in the decades prior to 2000, only 35 permits were issued for new houses in the eight years ending on January 1, 2008, and during this period nearly half as many units were demolished. As a result, net new housing in Bedminster since 2000 amounts to 17 dwelling units as seen on Table 2.

**Table 2
Bedminster Township's
Residential Growth 1/1/2004- 1/1/2008**

Year	Residential CO's	Residential DEMOS	Net Housing Units
2000	7	1	6
2001	4	1	3
2002	5	2	3
2003	2	2	0
2004	9	3	6
2005	5	0	5
2006	1	1	0
2007	2	8	-6
TOTAL	35	18	17

Source: NJ Department of Community Affairs

If this slow rate of growth continues for the remaining 10 years of the current COAH cycle (4.4 new CO's/year and 2.1 net additional dwelling units) another 44 units would be built and half as many would be torn down. As the teardown trend moves westward, Bedminster may see increasing numbers of units removed, and whether the replacement units generate a growth share is speculative. If Bedminster were to grow at twice this rate under improved economic conditions, less than 100 new dwellings would be authorized by the end of 2018.

N.J.S.A 52:27D-310.c. An analysis of the municipality's demographic characteristics...

Appendix A responds to subsection 1.c.

N.J.S.A 52:27D-310.d. An analysis of the existing and probable future employment characteristics of the municipality;

Appendix A documents the employment characteristics as detailed in the 2000 Census. With no applications for non-residential development in the pipeline, limited vacant land zoned for non-residential use and no known likely development sites, increases in employment between now and 2018 appear very limited. Despite the approval of a 170,000 square foot office development south of Pluckemin and reserved development rights associated with the AT&T site on Routes 202/206, the office market in Somerset County was overdeveloped before the recent severe economic downturn and any return to prominence will likely have a long period of correction and absorption before Bedminster sees any significant construction.

N.J.S.A 52:27D-310.e. A determination of the municipality's present and prospective fair share for low and moderate income housing...

Since Bedminster has no rehabilitation obligation under the 3rd Round rules, only the other two components of need –recalculated prior round and growth share - are to be addressed in this Housing Element. As noted above, this includes the recalculated 154-unit prior round obligation and the growth share, originally estimated at 37 total affordable units (Round 3A), but now increased six-fold to 249 units in the current regulations. This represents a net ***212-unit increase over Bedminster's original 3rd Round growth share affordable housing obligation***, which formed the basis for the Housing Element and Fair Share Plan in 2005.

To assess the growth share incurred since January 2004, the Township has reviewed records of construction activity certified by the N.J. Department of Community Affairs. Through the end of 2007, the Township issued a total of 17 residential Certificates of Occupancy (CO's), averaging 4.25 dwelling units/year. As seen on Table 2, 12 units were also demolished during this period. However, the COAH obligation does not discount these demolitions unless the same owner continues to occupy the new house, and those details are unknown at this time.

Table 3 also includes the DCA totals for Certificates of Occupancy for non-residential floor area, which generates a growth share for every 16 jobs created.

**Table 3
Bedminster Township's Actual Growth 1/1/2004- 1/1/2008**

Year	Res. CO's	Res. DEMOS	Affordable Units from Housing	Non-Residential Square feet	Affordable Units from Non-Res.	Total Affordable Units
2004	9	3	1.8	29,812	3.45	5.25
2005	5	0	1.2	1,568	1.6	2.8
2006	1	1	.2			.2
2007	2	8	.4	5,184	0.325	.725
TOTAL	17	12	3.6	36,564	3.875	8.775

Considering the residential and non-residential CO's issued since January 1, 2004, Bedminster has accrued a growth share affordable housing obligation of 9 affordable units (rounded up) for this 8-year period. Considering that the 3rd Round extends from

2004 to 2018 (15 years), Bedminster’s 9-unit growth share during the first 4 years equates to 2.25 affordable units/year. The several versions of the 3rd Round COAH rules have provided wildly differing estimates of the Township’s growth share obligation, as seen in Table 4 below.

**Table 4
Changing Third Round Affordable Housing Obligation**

Components of Third Round Obligation	Versions of Third Round Rules		
	Round “3A” Rule adopted 12-20-04	Round “3B” Rule adopted May 6, 2008	Round “3C” Current Rule
Recalculated Prior round new construction obligation (1987-1999)	157	154	154
Number of affordable units based upon projected residential growth to Year 2018	9	110	92
Number of affordable units based upon projected non-residential growth to Year 2018	28	123	157
Total Growth Share	37	233	249
Rehabilitation Obligation: 2004-2018	0	0	0
Total 3rd Round Obligation	194	387	403

Under the COAH rule as adopted, Bedminster has been forecast to accrue a growth share obligation of 249 units between January 1, 2004 and December 31, 2018. For this forecast to be correct, between January 1, 2008 and December 31, 2018 Bedminster would have to incur an additional 240 units of new growth share obligation, accruing 21.8 affordable units each year. This *yearly total* would be more than *twice the 4-year total* for all growth that has occurred during the entire 3rd Round period (since January 1, 2004).

N.J.S.A 52:27D-310.f. A consideration of the lands and of the existing structures that are most appropriate for construction of conversion to, or rehabilitation for low and moderate income housing...

Bedminster has substantially more affordable units than have ever been required by the COAH Rules. With 698 affordable units in place, Bedminster quadrupled the original fair share allocation from COAH, and with bonus credits, far outpaces even the current inflated obligation.

As a result of this earlier inclusionary development, the Township has paid a steep price for infrastructure and other physical improvements, including a new school, expanded library, new municipal building, extensive recreation facilities and new firehouse. Among these initiatives was construction of 2+ miles hike/bike path to connect the low/moderate and related high density market housing communities to the township’s recreation and other facilities.

Since Bedminster has far exceeded its fair share obligation, no additional lands and/or buildings are needed to meeting its affordable housing obligation through 2018.

However, the recurring community service costs for the vast inclusionary neighborhoods that have dramatically transformed the I-287/I-78 intersection area have been inflated by the over 500 excess affordable units in Bedminster. When the affordable to market unit housing set-aside ratio is factored into the equation, *Bedminster has spent the years since the builder's remedy was imposed paying the costs of servicing thousands of units that should never have been required to meet any COAH fair share obligation.*

While municipalities that have not met their fair share are required to consider “*lands that are most appropriate for construction of conversion to, or rehabilitation for low and moderate income housing*”, COAH’s own assessment of vacant and developable lands in Bedminster is seriously flawed. Much of the land identified by COAH as available for development is clearly not available or developable, including already developed lands, preserved open spaces and farmland, wooded portions of developed single family residential lots, conservation easements, open space in condo developments, lands at Somerset Airport, most of the interchange of I-78 and I-287 and portions of the median strips in these highways. The portrayal of features such as cemeteries and highway rights-of-way, which can’t be attributed to out-of-date mapping, as available or suitable for development is particularly distressing, and calls COAH’s findings and conclusions into serious question.

Satisfying the Fair Share Obligation

COAH-Certified Second Round Units and Credits

Bedminster Township has been a participant in the COAH process and has seen its housing plan certified by the Council. The Substantive Certification issued by COAH on May 1, 1996 cited the 177-unit cumulative 12-year obligation (1987-1999). Bedminster’s affordable housing performance to date has included the compliance elements shown in Table 2 above, which have provided 698 affordable units in Bedminster to date.

Meeting the Recalculated Prior Round Obligation

The 4 units rehabilitated during the 1990’s addressed a prior need that has been fully satisfied, based on the 2000 Census. As a result, Bedminster has no rehabilitation requirement at present. COAH also does not credit municipalities in the Third Round with the units that have been rehabilitated during the prior round.

After subtracting the 4 rehab units from the 698 total affordable unit production, Bedminster has 694 affordable housing units applicable to prior rounds and the Third Round and the potential for bonus credits according to COAH rules.

Table 5 illustrates how these 694 units, and associated bonus rental credits, are applied to the 154-unit recalculated prior round obligation. Rental bonuses are available for rental units applied to the prior round, up to the prior round rental obligation of 38 affordable rentals.

**Table 5
Summary of Bedminster Township's Recalculated Prior Round
Affordable Housing Compliance**

Project Name	Total Units Constructed	Affordable Units Applied to Prior Round Obligation	Rental Bonus Credits*	Total Affordable Units and Bonus Credits Applied to Prior Round	Affordable Units Carried Forward to Third Round
Hills rental units	102	38	38	76	64
Hills for sale units	518	16		16	502
Pluckemin Park (age-restricted rental units)	50	38		38	12
Timberbrooke	24	24		24	
Total	694	116	38	154	578

In Table 5, which details how past production is applied to the recalculated prior round, 38 Hills rental units earned 38 rental bonus credits. These 76 units and credits are combined with 38 senior rental units and 40 for sale units (16 at The Hills and 24 at Timberbrooke) to meet the 154-unit recalculated prior round obligation.

Table 5 also carries forward units to be applied to the Third Round, including 64 Hills rentals, 12 senior rental units at Pluckemin Park and 502 for sale units at The Hills. Thus, after fully addressing the 154-unit recalculated prior round obligation, ***Bedminster Township has a total of 578 affordable units available to apply to the 249-unit growth share forecast for Round Three.***

Meeting the Third Round COAH Obligation

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

- up to 25% of growth share may be age-restricted units;
- at least 25% of growth share must be rental units (rental obligation);
- no more than 50% of the 63-unit rental obligation (31 units) may be met with age-restricted units and special needs housing;

- rental bonuses are not available for age-restricted units;
- rental bonuses for non-age restricted units only apply after the rental obligation has been met.
- at least 13% of growth share must be provided for affordable to households earning 30% or less of median income.
- 2:1 bonus credits for any rental unit are applicable only to family units.

After fully satisfying the 154-unit recalculated prior round obligation, the Township carries forward the remaining 578 units at The Hills and Pluckemin Park. Round Three rules require that 25 percent of the municipality’s growth share be addressed with rental units. Thus, of the 249 units projected by COAH as the growth share component, at least 63 units must be rentals, for which no rental bonuses can be credited. This requirement can be satisfied with 12 Pluckemin Park rental units and 51 Hills rentals. The 13 Hills rental units not required to meet the rental obligation are eligible for 2:1 rental bonus credits, as shown on Table 6.

Expired controls do not result in a loss of COAH credit, however, and extended controls are eligible for additional crediting when they are imposed for a new 30-year period. The effect of expiring controls on the affordable housing stock is a serious concern for Bedminster, and Bedminster plans to make every effort to extend these controls and retain this affordability within the existing housing stock.

Since actual growth will determine Bedminster’s true growth share obligation by 2018, it is highly likely that real growth will not begin to compare with COAH’s forecast and that many more than 13 of the family rental units will actually be eligible for 2:1 bonus rental credits.

**Table 6
Calculating Bedminster’s Units and Credits for the Third Round**

Project Name	Rental Units	Applied to Rental Obligation	Rental Bonus Credits	For Sale Units	Total Units and Credits
Hills rental units	64	51	13		77
Hills for sale units				502	502
Pluckemin Park	12	12	0		12
Parkside extensions*	102				102
Total	178	63	13	502	693

Controls expiring in 2017 to be extended

With eligible bonus credits to date but *not counting the Parkside extensions*, 591 units and credits are available at this time to be applied against the Third Round growth share obligation, which is estimated by COAH at 249 affordable units. This leaves a surplus of 342 affordable units and credits, if all forecast growth actually occurs. However, based on development during the 3rd Round thus far, *Bedminster retains a surplus of 582 units and credits in excess of the cumulative obligation through the end of 2007* as seen on Table 7.

With eligible bonus credits and the extension of controls expiring on 102 Parkside units in 2017, **693 units and credits will be available to be applied against the Third Round growth share obligation, before considering the potential rental bonus increase** as a result of not reaching the growth share forecast. Thus, Bedminster may well finish the Third Round with over 700 surplus credits “in the bank” by 2018.

**Table 7
Bedminster’s Third Round Affordable Housing Surplus Units and Credits**

Third Round Components of Need	COAH Forecast	Actual Growth to 12-31-2007
Recalculated Prior Round Remaining	0	0
Growth Share	249	9
Rehabilitation Obligation	0	0
Surplus Units and Credits (to date) applied to Third Round Obligation	591	693
Surplus Units and Credits including Parkside Extensions	693	
Remaining Surplus Credits without Parkside	342	582
Remaining Surplus Credits with Parkside	444	684

Growth Share through the First Plan Review

After fully satisfying the Third Round COAH growth Share requirement that has accrued to date, Bedminster has nearly 600 excess affordable units/credits. If development continues at the rate of growth since 2004, fully satisfying the remaining Third Round COAH growth share requirement by 2018 may only require another 25 or 30 credits, leaving Bedminster with over 550 credits remaining after fully satisfying the third round obligation. If growth occurs at double the pace since 2004, Bedminster would still only acquire an additional obligation of 50-60 affordable units, leaving over 500 excess affordable units/credits

At the time of petition, COAH rules require each municipality to provide a schedule for the implementation of the municipal affordable housing plan (N.J.A.C. 5:97-3.2(a) 4) with a detailed timetable for units to be provided within the period of substantive certification that demonstrates a “realistic opportunity” for the creation of affordable housing. For the growth share portion of the obligation, the implementation schedule must address the need through the first biennial plan review after substantive certification. Assuming certification occurs during 2009, the first plan review will occur in 2011. This means that the initial implementation schedule must account for all growth from January 2004 through a certification date sometime in 2011.

Based on the rate of development since January 1, 2004, it is estimated that additional residential and non-residential development will result in an average of 2-3 additional COAH growth share units accruing per year. This will result in a total of about 20

growth share units needed by mid-2011 for the 2004-2010 period. Taking these 20 credits from the 591 units/credits shown on Table 7 would leave 571 excess credits.

Bedminster's Fair Share Plan has long met the "realistic opportunity" requirements of the statute and COAH rules and has endured a transformation that forever changed eastern Bedminster. The Township has far exceeded its "fair share" obligation, and the 62 family rental units at The Hills will likely earn dozens of extra bonus credits, in addition to those shown in Table 7. This will occur when Bedminster's actual growth reflects the realities of Bedminster's adopted land use policies and regulations and its environmentally constrained landscape and not COAH's unrealistic assessment of vacant developable lands.

Summary

Bedminster Township's affordable housing obligations have been severely overestimated since the initial builder's remedy lawsuit, which resulted in an obligation to construct 819 affordable units in the sleepy country hamlet of Pluckemin. Bedminster's performance has far exceeded COAH's numerical fair share obligations, as calculated in each of the three rounds of fair share assignments. With 154 units and bonus credits attributed to the prior round obligation, Bedminster will have at least 500 affordable units and bonus credits in excess of the unrealistically high 3rd Round requirements adopted by COAH earlier this year.

The Township has enacted a development fee ordinance and has a COAH-approved development fee spending plan, which is in the process of being updated. The Township will use funds from the Housing Trust Fund to assist affordable housing retention, and to fund a variety of affordability assistance programs such as loans for association fees and special assessments for members of associations, down payment assistance to low income purchasers, grants/loans for rental assistance for very low income households. Other initiatives may include strategies to reduce the cost of management of affordable units and establishment of a rotating fund to purchase and resell foreclosed units along with other foreclosure-related activities.

APPENDIX A

HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Analysis of Housing Characteristics

Inventory of Municipal Housing Conditions

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

Table 1: Units in Structure by Tenure

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

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

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

Table 2: Year Structure Built by Tenure

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-2000	29	1,059	866	193
1980-1989	125	2,328	1,956	372
1970-1979	0	108	92	16

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1960-1969	0	123	96	27
1950-1959	28	207	165	42
1940-1949	29	76	46	30
Pre-1940	21	334	177	157

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

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

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

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

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

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

Table 4: Household Size in Occupied Housing Units by Tenure

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

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

Table 5: Number of Bedrooms per Unit by Tenure

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

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

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

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

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

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

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

Table 7: Percentage of All Units by Number of Bedrooms

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

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

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

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

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

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

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

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

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

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

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

Table 9: Value of Owner Occupied Residential Units

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Demographic Characteristics

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

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

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

Table 12: Population by Age and Sex

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

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

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

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

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

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

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

Table 14: Persons in Household

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

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

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

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

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

Table 16 presents a detailed breakdown of the Township’s population by household type and relationship. There were 5,879 family households in the Township and 2,419 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only.

In terms of the proportion of family and non-family households, the Township had more family households than the State (70.8% for the Township, 72.3% for the County, and 70.3% for the State).

Table 16: Persons by Household Type and Relationship

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX B

**AFFORDABLE UNITS BY NEIGHBORHOOD AND
EXPIRATION DATE OF AFFIORDABILITY CONTROLS**

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