

Lebanon Township  
Hunterdon County

Housing Plan Element  
and  
Fair Share Plan

Adopted:

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Prepared by: The Lebanon Township Planning Board

In Consultation with Banisch Associates, Inc.  
Sergeantsville, New Jersey

**The original of this report was signed and sealed  
in accordance with N.J.A.C. 13:41-1.3**

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## Calculation of Fair Share

The affordable housing obligation is cumulative and includes the affordable housing need for the period 1987 to 2014. The affordable housing obligation consists of three components: the rehabilitation share; the prior round obligation (1987 to 1999); and, growth share (1999 to 2014).

### ***Rehabilitation Share***

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are old, crowded and deficient and also occupied by households of low and moderate income. The rehabilitation share for each municipality is provided in Appendix C of N.J.A.C. 5:94-1 et seq. (the COAH third round substantive rules). The rehabilitation share for the Township is one unit. Since the Township has provided at least one unit since the April 1, 2000 US Census, the rehabilitation share is now zero.

### ***Prior Round Obligation***

The prior round obligation is the municipal new construction obligation from 1987 to 1999. Obligations from the first and second rounds have been recalculated to include the most recent data from the 2000 Census. The 2000 Census showed that round two prospective need projections were underestimated, so round two prospective need numbers were adjusted. However, the Township's new construction obligation remained the same at 27 units.

### ***Credits/Reductions from Prior Round Obligation***

The Township is eligible for the following credits and reductions from its prior round obligation of 27 units:

<b>Category/Development</b>	<b>Total Affordable Units</b>	<b>Rental Credits</b>	<b>Age-Restricted units</b>	<b>Housing Unit Credits</b>
Regional Contribution Agreements	10			10
Freedom House Alternative Living Arrangement	10	7		17
Total				27

Based on the above analysis, the Township has addressed its prior round obligation of 27 units, and therefore has a zero unit obligation to carry forward into the Third Round.

### ***Residential Growth Share***

The Metropolitan Planning Organization (MPO) for the Township is the North Jersey Transportation Planning Authority (NJTPA). The most recent projections from the NJTPA, as reflected in COAH's Total Growth Share calculations, indicate that will have zero residential growth, and thus the residential growth share in these calculations is zero. However, the residential growth share is calculated based on residential certificates of occupancy issued since January 1, 2004, and the Township has issued at least 29 residential COs from then to the present. While the Highlands Act has slowed new subdivision activity, the exemption provisions in the Act place a premium on vacant lots that can be developed with less than one acre of disturbance and less than one-quarter acre of impervious coverage. Thus, the Township has a residential growth share that will grow in proportion to the exemptions under the Highlands Act.

### ***Nonresidential Growth Share***

The nonresidential growth share is based on one affordable unit for each new 25 jobs created in the Township. The NJTPA has projected a growth of 350 jobs over the period 2005-2015, resulting in a nonresidential growth share of 14 units. As part of the State Plan cross-acceptance process the Township has submitted a report to the State Planning Commission disputing the job growth calculation, based on the job growth from 2000-2005 (27 new jobs) and the fact that the Township lies entirely within the Highlands Preservation Area, thus precluding any significant growth in employment. However, since the adoption of the State Plan has been delayed, this issue has not been resolved.

### ***Total Fair Share***

The Township's total fair share is 14 affordable units.

## **Fair Share Plan**

In the previous section a fair share (growth share) number of 14 units has been established. The following outlines how this number will be addressed.

### ***Regional Contribution Agreement***

The COAH rules for the third round indicate that a municipality may propose the transfer of up to 50% of the growth share by means of a Regional Contribution Agreement (RCA) with another municipality within its housing region (NJAC 5:94-5.1). The Township is proposing to transfer 7 units to a receiving municipality within its housing region through a contractual agreement at a cost of \$35,000 per unit, for a total cost of \$245,000. The Township intends to fund this RCA from development fees in its Affordable Housing Trust Fund. If the development fees should be insufficient to fund the entire RCA, then the Township intends to bond for any shortfall.

### ***Accessory Apartments***

The COAH rules for the third round indicate that a municipality may use up to 10 accessory apartments to address the municipal housing obligation (NJAC 5:94-4.9). Accessory apartments shall be available only to low income households, and the municipality must provide at least \$20,000 per unit to subsidize the creation of the accessory apartment. The Township is proposing 7 accessory apartments as part of the fair share plan. Not more than 50% of the accessory apartments may be age-restricted, and the accessory apartments count towards the municipality's rental housing requirement. As with the RCA, the Township intends to fund this program from development fees in its Affordable Housing Trust Fund or from funds secured through the payment in lieu of construction. If these sources of funding should be insufficient to fund the entire program, then the Township intends to bond for any shortfall.

### ***Rental Housing***

The COAH rules indicate that at least 25% of a municipality's growth share obligation shall be addressed with rental housing (NJAC 5:94-4.20(a)), and that not more than 50% of the rental housing obligation addressed within the municipality may be age-restricted housing (NJAC 5:94-4.20(f)). As outlined above, the Township proposes to address the rental component through the accessory apartment program.

### ***Growth Share Ordinance***

The Township has prepared a draft growth share ordinance to address potential residential and nonresidential development. The draft growth share ordinance requires either construction of the affordable housing obligation on-site, or a payment in lieu of construction. The payments in lieu of construction will be utilized to fund affordable housing activities within the Township, such as the accessory apartment program.

***Development Fee Ordinance***

The Township has prepared an amended development fee ordinance that increases the fee to 1% of the equalized assessed value for residential development and 2% of the equalized assessed value for nonresidential development. The Township will utilize these funds for the affordable housing program outlined above.

***Additional Potential Projects***

The Township also is considering other projects for the production of affordable housing. Given the fact that the Township is one of only five municipalities in the Highlands Preservation Area, its options are relatively limited. However, the Township may consider providing a group home in an existing dwelling if the appropriate property becomes available; or, may enter into a municipal partnership with another municipality.

***Summary***

In summary, the Township proposed to address its fair share obligation of 14 affordable units with the following fair share plan:

<b>Category</b>	<b>Units</b>
Regional Contribution Agreement	7
Accessory Apartments	7
Total	14



## 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 2,020 housing units, of which 1,963 (97%) 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 (94% of the total, compared to 74% in the County), there were 112 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 12%, compared to 19.5% in Hunterdon County and 34% in the State.

**TABLE 1: Units in Structure by Tenure**

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	57	1,851	1,681	170
1, attached	0	9	9	0
2	0	74	12	62
3 or 4	0	0	0	0
5+	0	0	0	0
Other	0	0	0	0
Mobile home or trailer	0	29	12	17
<b>Total</b>	<b>57</b>	<b>1,963</b>	<b>1,714</b>	<b>249</b>

*Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) for Township, QT-H10 and QT-H5.*

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. Approximately 66% of the owner-occupied units in the Township have been built since 1960, and 94% of all units built since 1960 were owner-occupied. Interestingly, the highest rate of renter occupied units was built before 1960, although 10% of all occupied units built between 1990 and 2000 were renter-occupied.

**TABLE 2: Year Structure Built by Tenure**

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
1990-2000	316	15.6	0	316	284	32
1980-1989	167	8.3	22	145	145	0
1970-1979	412	20.4	4	408	401	7
1960-1969	332	16.4	0	332	301	31
1950-1959	185	9.2	0	185	144	41
1940-1949	194	9.6	0	194	154	40
Pre-1940	414	20.5	31	383	285	98

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 Hunterdon County and the State. The Township had a much larger percentage of units built between 1960-1979 than did the County or State, and a smaller percentage of units built between 1980-1989, although the Township was very similar to the County and State in pre-1940 construction and similar to the County in the 1990s. These differences are highlighted in the median year of construction.

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

Year Built	%		
	Lebanon Township	Hunterdon County	New Jersey
1990 – 2000	15.6	17.1	10.5
1980 – 1989	8.3	22.4	12.4
1970 – 1979	20.4	15.1	14.0
1960 – 1969	16.4	10.2	15.9
1940 – 1959	18.8	13.2	27.1
Pre-1940	20.5	21.9	20.1
<b>Median Year</b>	<b>1967</b>	<b>1973</b>	<b>1962</b>

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; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed smaller households, with 68% of renter-occupied units having 2 persons or fewer compared to 48.5% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 62% having two bedrooms or fewer, compared to 14% 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	306	190	116
2 persons	696	642	54
3 persons	381	351	30
4 persons	358	316	42
5 persons	164	157	7
6 persons	23	23	0
7+ persons	35	35	0
<b>Total</b>	<b>1,963</b>	<b>1,714</b>	<b>249</b>

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	(% of Total Units)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	20	1	0	20	0	20
1 bedroom	41	2	0	41	12	29
2 bedrooms	356	17.6	28	328	223	105
3 bedrooms	907	44.9	25	882	823	59
4 bedrooms	587	29.1	0	587	551	36
5+ bedrooms	109	5.4	4	105	105	0

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

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 units was slightly higher than those of the State and Hunterdon County. The average household size for renter-occupied units was lower than for the State but higher than the County.

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

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Lebanon Township	2.79	2.86	2.32
Hunterdon County	2.69	2.81	2.11
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 fewer small units (none or one bedroom) than the County or State in 2000 and significantly more two and three bedroom units than either the County or State. The Township had more four or more bedroom units than the State but fewer than the County.

**TABLE 7: Percentage of All Units by Number of Bedrooms**

Jurisdiction	None or one	Two or Three	Four or More
Lebanon Township	3%	62.5%	34.5%
Hunterdon County	9.2%	53.7%	37.1%
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 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. 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 fewer units with inadequate plumbing than the State but more than the County. The Township also had more units with inadequate kitchen's than the County or the State.

**TABLE 8: Housing Quality for Township, County, and State**

Condition	-----%		
	Lebanon Township	Hunterdon County	New Jersey
Inadequate plumbing <sup>1</sup>	0.5%	0.4%	0.7%
Inadequate kitchen <sup>1</sup>	0.9%	0.2%	0.8%

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 63.1% of all residential properties in the Township were valued at \$200,000 or more.

**TABLE 9: Value of Owner Occupied Residential Units**

Value	Number of Units	%
\$0 – 50,000	0	0%
\$50,000 – 99,999	23	1.5%
\$100,000 – 149,999	190	12.8%
\$150,000 – 199,999	335	22.5%
\$200,000 – 299,999	602	40.5%
\$300,000 – 499,999	296	19.9%
\$500,000 – 999,999	32	2.2%
\$1,000,000 +	8	0.5%

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 \$500/month with the largest percentage, 60.9%, found between \$750 and \$1,499 per month, and 39% of the units renting for \$1,000/ month or more.

**TABLE 10: Gross Rents for Specified Renter-Occupied Housing Units**

Monthly Rent	Number of Units	-----%-----
Under \$200	0	0.0%
\$200 – 299	0	0.0%
\$300 – 499	10	4.7%
\$500 – 749	24	11.2%
\$750 – 999	75	35.4%
\$1,000 – 1,499	54	25.5%
\$1,500 or more	29	13.6%

Note: Median gross rent for Lebanon Township is \$871.

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

The data in Table 11 indicate that in 2000 there were 57 renter households earning less than \$35,000 annually. At least 53 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. All 36 renter households that made under \$20,000 annually were paying more than 35% for gross rent.

**TABLE 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999**

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	18	0	0	0	0	10	8
\$10,000 – 19,999	18	0	0	0	0	18	0
\$20,000 – 34,999	31	0	0	0	9	16	6
\$35,000 +	145	66	31	26	10	6	6

*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 5,816 residents, or 137 more residents than in 1990, representing a population increase of approximately 2.4%. The Township's 2.4% increase in the 1990's compares to a 13.2% increase in Hunterdon County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. The younger age class (0-4) was relatively evenly split between males and females, while males predominated in the 5-19, 20-34, 55-69 classes, and females predominated in the 35-54 and the 70+ classes.

**TABLE 12: Population by Age and Sex**

Age	Total Persons	Male	Female
0-4	352	161	191
5 – 19	1,245	647	598
20 – 34	765	392	373
35 – 54	2,112	1,041	1,071
55 – 69	847	436	411
70 +	495	192	303
<b>Total</b>	<b>5,816</b>	<b>2,869</b>	<b>2,947</b>

*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 occur in the 20-34 and 55-69 age categories. The Township had a lower percentage of 20-34 year olds than the County or State, while the Township's 55-69 year old category was higher than the County and State. In the 5 to 19 age category, the school age category, the Township slightly exceeded the County and State.

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

Age	Lebanon Township	Hunterdon County	New Jersey
0-4	6.1%	6.6%	6.7%
5 – 19	21.4%	20.9%	20.4%
20 – 34	13.2%	15.4%	19.9%
35 – 54	36.4%	37.3%	30.9%
55 – 69	14.6%	12.7%	12.4%
70 +	8.6%	7.2%	9.7%
<b>Median</b>	<b>40.3</b>	<b>38.8</b>	<b>36.7</b>

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 Hunterdon County and the State. The Township differed from the County and State in terms of the distribution of household sizes by having more households of two and three persons and fewer households of one person.

**TABLE 14: Persons in Household**

Household Size	Number of Households
1 person	305
2 persons	696
3 persons	384
4 persons	353
5 persons	163
6 persons	42
7 or more persons	20

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	Lebanon Township	Hunterdon County	State
1 person	15.5%	20%	24.5%
2 persons	35.5%	33.8%	30.3%
3 persons	19.6%	17.2%	17.3%
4 persons	18.0%	18.9%	16.0%
5 persons	8.3%	7.5%	7.5%
6 persons	2.1%	1.9%	2.7%
7 or more persons	1.0%	0.7%	1.7%
<b>Persons per household</b>	<b>2.79</b>	<b>2.69</b>	<b>2.68</b>

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 1,556 family households in the Township and 407 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 County or State (81% for the Township, 75.2% for the County, and 70.3% for the State).

**TABLE 16: Persons by Household Type and Relationship**

	<b>Total</b>
<b>In family Households:</b>	<b>1,556</b>
Spouse	1,395
Child	1,386
<b>In Non-Family Households:</b>	<b>407</b>
Male householder:	205
Living alone	147
Not living alone	58
Female householder:	202
Living alone	158
Not living alone	44
<b>In group quarters:</b>	<b>342</b>
Institutionalized:	328
Correctional institution	0
Nursing homes	52
Mental hospitals	248
Juvenile institutions	28
Other institutions	0
Non-institutionalized	14

*Source: 2000 U.S. Census, SF-1 for Township, QT-P10, 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 but less than the County. 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
Lebanon Township	30,793	77,662	86,145
Hunterdon County	36,370	79,888	91,050
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 was based on the cost of an economy food plan and ranged from an annual income of \$9,570 for a one-person family to \$32,390 for an eight-person family (three-person family is \$16,090) (determined for 2005). According to the data in Table 18, the Township has proportionately fewer persons and families qualifying for poverty status than the County or State. However, the percentages in Table 18 translate to 112 persons, but only 16 families, in poverty status. Thus, the non-family households have a much 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 (%)
Lebanon Township	2.0%	1.0%
Hunterdon County	2.6%	1.6%
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 interesting 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 exceeded that of the County and State.

**TABLE 19: Comparison of 1995-1998 Place of Residence for Township, County, and State**

Jurisdiction	Percent living in same house in 1995-1998
Lebanon Township	23.8%
Hunterdon County	27.1%
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. These data indicate that the percentage of Township residents with a high school diploma or more exceeds the County and State, and those with a bachelors' degree or higher exceed the State.

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

<b>Jurisdiction</b>	<b>Percent (%) high school graduates or higher</b>	<b>Percent (%) with bachelor's degree or higher</b>
Lebanon Township	94.1%	37.0%
Hunterdon County	91.5%	41.8%
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, although a larger percentage carpools than the remainder of the County. Of the 6.7% of workers who resided in the Township and used other means of transportation to reach work, 78% (or 156 workers) worked at home and 22% (or 44 workers) walked to work.

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

<b>Jurisdiction</b>	<b>Percent who drive alone</b>	<b>Percent in carpools</b>	<b>Percent using public transit</b>	<b>Percent using other means</b>
Lebanon Township	83.8%	8.6%	1.0%	6.7%
Hunterdon County	82.5%	7.3%	1.7%	8.4%
New Jersey	73%	10.6%	9.6%	6.7%

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

## **Projection of Municipal Housing Stock**

As part of the mandatory contents of a housing element, the township is required to produce “a projection of the municipality’s housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.” (N.J.S.A. 52:27D-310b.)

The projection for a nine-year period is included in Table R4 in Appendix A. The history of residential growth for the past nine years is included in Table R2. Because the Township is located entirely within the Highlands Preservation Area, it is anticipated that the rate of residential growth will decline significantly. This conclusion is confirmed by the projection of the North Jersey Transportation Planning Authority (NJTPA) included in Table R1. Currently there is an inventory of vacant lots which are eligible for Highlands’ exemptions. However, as this inventory is exhausted, the residential growth in the Township eventually will cease.

## **Municipal Employment and Projections**

As part of the mandatory contents of a housing element, the Township is to provide “an analysis of the existing and probable future employment characteristics of the community.” (N.J.S.A. 52:27D-310d) In COAH’s First Round (1987-1993), COAH used employment data, in terms of how many people worked within a municipal border, as an allocation factor for its affordable housing need allocations. In the Second Round (1993-1999) COAH changed this allocation factor to the value of non-residential ratables. Now in the proposed Third Round rules COAH is using the growth in non-residential jobs as a component of the growth share formula for the determination of a municipality’s affordable housing obligation.

## Appendix A

### Residential Growth Share

**Table R1: NJTPA Residential Growth Projection**

<b>2015 NJTPA Households</b>	<b>-</b>	<b>2005 NJTPA Households</b>	<b>=</b>	<b>Household Growth</b>
<b>2,020</b>	<b>-</b>	<b>2,020</b>	<b>=</b>	<b>0</b>

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

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
<b>CO's Issued</b>		14	33	44	26	33	27	46	38	14
<b>Demolitions</b>		2	0	0	2	0	0	0	0	0
<b>Net</b>		12	33	44	24	33	27	46	38	<b>14</b>

**Table R3: Net Actual Residential Growth**

	<b>2004 Actual</b>
<b>CO's Issued</b>	14
<b>Demolitions</b>	0
<b>Net Actual Growth</b>	<b>14</b>

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

	<b>Total COs 2005 - 2013</b>
<b>Approved Development Applications</b>	
Zobian	2
C & C Realty	4
Gerish Realty	10
<b>Pending Development Applications</b>	
	0
<b>Anticipated Development Applications</b>	
	0
<b>Other Projected Development (e.g., single lot dev)</b>	50
<b>Development Sub Total</b>	<b>66</b>
<b>Anticipated Demolitions</b>	5
<b>Net Projected Development TOTAL</b>	<b>61</b>

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

<b>Net ACTUAL Residential Growth (Table R3)</b>	<b>+</b>	<b>Net PROJECTED Residential Growth (Table R4)</b>	<b>=</b>	<b>Total Net Residential Growth</b>
14	+	61	=	75

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

Development Name	Total Units in Development	Total Affordable Units Excluded	Total Market Rate Units Excluded	TOTAL UNITS EXCLUDED
<b>TOTAL</b>				

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

	Total
<b>Net Residential Growth (Table R5)</b>	76
<b>Minus Second Round Units (Table R6)</b>	0
<b>Final Net Residential Growth</b>	<b>76</b>

**Table R8: Residential Growth Share Projection**

	Total
<b>Table R7 Total</b>	76
<b>Residential Growth Share Obligation</b>	8.44

**Non-Residential Growth Share**

**Table NR1: NJTPA Non-Residential Growth Projection**

2015 MPO Employment	-	2005 MPO Employment	=	Employment Change
2,660	-	2,310	=	350

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

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	Sq Ft	Sq Ft.	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft
<b>COs Issued B - Office</b>		0	0	0	3,836	2,544	200	6,377	520	2,365
<b>COs Issued S-Storage</b>		0	0	0	7,000	4,180	0	0	0	2,304
<b>Demolitions B - Office</b>		0	0	0	3	0	0	0	0	0
<b>Demolitions S- Storage</b>		0	0	0	0	0	0	0	0	0
<b>Demolitions A-3 – Assembly</b>		0	1	0	1	0	0	0	0	0
<b>Demolitions Education</b>		0	0	2	0	0	0	0	0	0

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

	2004 Total (Sq Ft)	Jobs
<b>Total New Development</b>	2,365	7.1
<b>Total Demolitions</b>	0	0
<b>NET GROWTH (Office)</b>	2,365	7.1

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

	2004 Total (Sq Ft)	Jobs
<b>Total New Development</b>	2,304	.5
<b>Total Demolitions</b>	0	0
<b>NET GROWTH (Warehouse)</b>	2,304	.5



**Table NR5: Summary Table - Total Actual Growth (in jobs), 2004**

	<b>Jobs</b>
<b>Net Jobs – Office (Table NR3)</b>	7.1
<b>Net Jobs – Warehouse (TableNR4)</b>	.5
<b>TOTAL NET GROWTH for 2004</b>	<b>7.6</b>

**Table NR6: “B” USE GROUP: Developments and Anticipated Developments based on CO’s Anticipated to be Issued - January 1, 2005 to January 1, 2014 (3 jobs/ 1,000 square feet)**

	<b>Total (Sq. Ft.)</b>	<b>Jobs</b>
<b>Approved Development Applications</b>		
<b>Pending Development Applications</b>		
<b>Anticipated Development Applications</b>		
<b>Other Projected Development</b>		
<b>TOTAL NEW DEVELOPMENT</b>		
<b>TOTAL DEMOLITIONS</b>		
<b>NET GROWTH (Office)</b>	<b>0</b>	<b>0</b>

**Table NR7: “M” USE GROUP: Developments and Anticipated Developments Based on CO’s Anticipated to be Issued - January 1, 2005 to January 1, 2014 (1 job/1,000 sq ft)**

	<b>Total (Sq. Ft.)</b>	<b>Jobs</b>
<b>Approved Development Applications</b>		
Gas station/convenience store	1,100	1.1
<b>Anticipated Development Applications</b>		
<b>Other Projected Development</b>		
<b>TOTAL NEW DEVELOPMENT</b>	<b>1,100</b>	<b>1.1</b>
<b>Demolitions</b>		
<b>TOTAL DEMOLITIONS</b>		
<b>NET GROWTH (Retail)</b>	<b>1,100</b>	<b>1.1</b>

**Table NR8: “A2 – A4” USE GROUP: Developments and Anticipated Developments Based on CO’s Anticipated to be Issued - January 1, 2005 to January 1, 2014 (3 jobs/1,000 sq ft)**

	<b>Total (Sq. Ft.)</b>	<b>Jobs</b>
<b>Approved Development Applications</b>		
<b>Pending Development Applications</b>		
<b>Anticipated Development Applications</b>		
<b>TOTAL NEW DEVELOPMENT</b>		
<b>TOTAL DEMOLITIONS</b>		
<b>NET GROWTH (Assembly)</b>	<b>0</b>	<b>0</b>

**Table NR9: -“S” USE GROUP: Developments and Anticipated Developments Based on CO’s Anticipated to be Issued - January 1, 2005 to January 1, 2014 (0.2 jobs/1,000 sq ft)**

	<b>Total (Sq. Ft.)</b>	<b>Jobs</b>
<b>Approved Development Applications</b>		
Davara Industrial Park	10,000	2
<b>Pending Development Applications</b>		
<b>Anticipated Development Applications</b>		
<b>TOTAL NEW DEVELOPMENT</b>	<b>10,000</b>	<b>2</b>
<b>TOTAL DEMOLITIONS</b>		
<b>NET GROWTH (Storage)</b>	<b>10,000</b>	<b>2</b>

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

	<b>Jobs</b>
<b>Net Jobs – Office (Table NR6)</b>	0
<b>Net Jobs – Retail (Table NR7)</b>	1.1
<b>Net Jobs – Assembly (Table NR8)</b>	0
<b>Net Jobs – Storage (Table NR9)</b>	2
<b>TOTAL PROJECTED NET GROWTH</b>	<b>3.1</b>

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

<b>Net ACTUAL Non-Residential Growth (Table NR5)</b>	<b>+</b>	<b>Net PROJECTED Non-Residential Growth (Table NR10)</b>	<b>=</b>	<b>Total Net Non-Residential Growth (in jobs)</b>
7.6	+	3.1	=	10.7

**Table NR12: Affordable Housing Unit Obligation Generated by Non-Residential Development**

	<b>Total</b>
<b>Table NR11 Total</b>	10.7
<b>Divided by 25</b>	<b>0.43</b>

**Total Projected Affordable Housing Obligation**

**Table T1: Total Projected Affordable Housing Obligation Generated by Residential and Non-residential Development 2004-2014**

	<b>Total</b>
<b>Table R8 Residential</b>	8.38
<b>Table NR12 Non-Residential</b>	0.43
<b>Total</b>	<b>8.81</b>