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# Housing Plan Element and Fair Share Plan

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Township of Alexandria  
Hunterdon County, New Jersey

Adopted May 27, 2010

*Prepared by*  
***Alexandria Township Land Use Board***  
in consultation with Banisch Associates, Inc.  
111 Main Street, Flemington, NJ 08822

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

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David J. Banisch, PP  
NJ Licensed Professional Planner No. 5565

Date Signed

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## **Introduction**

This amended Housing Plan Element and Fair Share Plan (the “Plan”) has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)), the Fair Housing Act (N.J.S.A. 52:27D-310), and COAH’s Third Round Substantive Rules of the Council on Affordable Housing (N.J.A.C. 5:97-1 et seq.(Chapter 97)). This Plan addresses Alexandria Township’s cumulative affordable housing obligation for the period 1987- 2018. This amended plan addresses the three components of need identified by the NJ Council on Affordable Housing (COAH) for the Third Round. These three components of need include: (1) the prior round unmet need, (2) the third round rehabilitation obligation, and (3) the third round growth share obligation.

Alexandria Township initially petitioned COAH for Third Round substantive certification in September 2006 in accordance with N.J.A.C. 5:94-1 et seq. (Chapter 94) and N.J.A.C. 5:95-1 et seq. These were the initial rules for the third round that were in effect at that time, which were adopted by COAH in December 2004 for third round municipal affordable housing planning, and have since been superseded by revised regulations. Alexandria Township’s 2006 Plan identified compliance mechanisms and affordable housing techniques that fully addressed the Township’s third round obligation in accordance with the initial rules and which addressed prior round unmet need, third round rehabilitation obligation and third round growth share obligation. At that time, the third round was January 1, 2004 through December 31, 2014.

## **Background**

COAH did not act upon Alexandria Township’s 2006 petition for substantive certification of its 2006 Plan before COAH’s initial rules for the third round were set aside by a NJ Appellate Division ruling in January of 2007, which invalidated certain aspects of the regulations and ordered revised rule-making. The Court also ordered COAH to take no action on municipal petitions that had not yet received substantive certification under the initial third round rules. The Court decision also set aside affordable housing construction cost recovery provisions in the regulations, which enabled municipalities to collect payments in lieu of construction to address the growth share obligation. These collections had to be suspended during COAH’s revised rule-making, which coincided with a time of robust residential development in Alexandria Township.

COAH then adopted the revised third round rules (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.) in response to the Court’s ruling. COAH’s growth projections for Alexandria Township in the revised rules increased the Township’s affordable housing obligation from the initial third round rules that were set aside by the Court. The growth share formulas applied in both Chapters 94 and 97 impose a retroactive growth share affordable housing obligation on the Township. The retroactive growth share is that portion of the growth share that is attributable to municipal development approvals that were granted prior to the existence of growth share or COAH’s growth share formulas. This is because under growth share, municipal affordable housing production

is required in proportion to certificates of occupancy issued for development after January 1, 2004. Neither the former nor the existing regulations provide any relief to address the retroactivity problem or establish any relief for the increased obligation the revised regulations impose on municipalities, such as Alexandria Township. Notwithstanding the retroactive growth share issue, the cost recovery mechanisms that are authorized in Chapter 97 fall well short of the actual cost of affordable housing production. Thus, cost burden is extended to existing residents of the Township as a result of the revised regulations.

As mentioned above, COAH's regulations identify municipal fair share through the use of 'growth share ratios'. The growth share ratios base the third round municipal fair share on the number of residential and nonresidential certificates of occupancy issued after January 1, 2004 and through the duration of the Third Round. The initial growth share regulations (Chpt. 94) required one affordable unit for every eight (8) residential dwelling units created and one affordable unit for every 25 jobs created from nonresidential development. The revised third round regulations identify a requirement to provide one affordable unit for every four residential units created and one affordable unit for every 16 jobs created. Jobs are calculated in accordance with a prescribed schedule developed by COAH (Appendix D of N.J.A.C. 5:97-1 et seq.), not in accordance with the actual number of jobs created in nonresidential development.

The effect of the change between the growth share ratios in these two sets of regulations increased the Township's third round growth share dramatically from an erstwhile actual obligation today of 15 affordable housing units under the original third round rules to an actual requirement today of 32 affordable housing units under the amended regulations. Likewise, the overall growth share assigned to the Township for the third round, which was extended four years (-2018) was also dramatically increased by the new regulations. Thus, the revised regulations substantially increased both the actual obligation as well as the third round growth share assigned to the municipality by COAH.

Prior to 2004, Alexandria Township experienced residential growth pressure that was typical throughout the region and approved development applications that resulted in the issuance of certificates of occupancy following January 1, 2004. Once the certificates of occupancy were issued after January 1, 2004, municipal affordable housing obligation was incurred retroactively. This obligation occurred *not as a result of approvals granted following the adoption of the initial or revised third round rules, but primarily as a result of approvals granted prior to COAH's promulgation of its initial growth share methodology in the summer of 2004.*

At the same time COAH's regulations were revised, the NJ Highlands Council's Regional Master Plan (RMP) and NJDEP's revised water quality management rules (N.J.A.C. 7:15) came into effect. Both the RMP and DEP's rules identify constrained capacities for growth in Alexandria Township. Despite the impact of the national and regional economic recession on real estate, land values in Alexandria Township remain high. This situation, combined with the Township's obligation to address an affordable housing obligation that has been retroactively assigned by the State's regulations results in a situation where the provision of affordable housing in response to the municipalities'

obligation will be a costly enterprise for the residents of the Township. Thus, providing affordable housing in response to COAH's growth share formula results in a financial cost burden on the residents of the community at a time when taxpayers are least able to incur this burden.

As explained above, Alexandria Township's actual growth share obligation today is substantially driven by development that has received certificates of occupancy as a result of approvals that were granted by the Township prior to any indication from COAH that affordable housing would be calculated under a growth share formula. In effect, the majority of the Township's actual obligation of 30.4 units today was retroactively assigned to the Township for approvals granted when the Township had no knowledge of growth share methodology and had no regulatory authorization from COAH to capture funding to address the affordable housing obligation being generated by these developments.

Notwithstanding the patent unfairness in COAH retroactively assigning municipal affordable housing obligation, COAH's revised regulations include no acknowledgement of this obvious bureaucratic oversight. COAH has made no attempt to reconcile this problem in the regulations for the several years that the agency has been aware of this issue. In fact, this issue was repeatedly called to COAH's attention during the comment periods for both the initial and revised third round regulations. Instead of addressing the situation, COAH has left this matter to be resolved by the Appellate Division, which heard oral argument on December 3, 2009 on this and numerous other issues included in consolidated litigation challenging COAH's revised third round rules. No decision has yet been issued by the Court. In the meantime, the inequities and inefficiencies in COAH's regulations remain in place.

For municipalities such as Alexandria Township that choose to address their constitutional obligation to provide their fair share of affordable housing, COAH's refusal to address these and other problems with the growth share regulations is an obstacle to sound, effective, and fiscally responsible affordable housing planning. This is particularly true in Alexandria Township, where land values serve to increase affordable housing production costs and create financial hardship for the municipality in responding to the affordable housing obligation that has been retroactively assigned.

Nevertheless, this Plan responds to Alexandria Township's affordable housing obligation as it is now constituted under COAH's revised 2008 Third Round rules (Chapter 97). In accordance with Chapter 97, Alexandria Township's third round affordable housing obligation includes the following three components of need:

- (1) "Recalculated" prior round new construction obligation for 1987-1999;
- (2) Third Round rehabilitation share; and
- (3) Third Round growth share obligation for 2004-2018.

This Plan addresses Alexandria Township’s three components of affordable housing need that are identified as follows:

- (1) Recalculated “prior round” affordable housing obligation: 22 units;
- (2) Third round rehabilitation obligation: 10 units; and
- (3) Third round “growth share” obligation:
  - (a) Appendix F of N.J.A.C. 5:97-1 et seq. 68 units; or
  - (b) Highlands-adjusted obligation (with RMP conformance); 105 units

This Plan addresses Alexandria Township’s full cumulative third round affordable housing obligation, including the prior round recalculated need, the rehabilitation obligation and the third round new construction growth share obligation. The Plan identifies affordable housing units and credits that were previously certified by COAH to address the prior round. The Plan proposes compliance mechanisms that fully address prior and current COAH obligations in accordance with the formulas and projections prescribed in N.J.A.C. 5:97-1 et seq. If, in the future, Alexandria Township chooses to conform to the Highlands RMP for the Planning Area portion of the Township, an amended Fair Share Plan may be submitted to COAH for certification based upon the build-out identified by the Highlands Council in Module 2 of Plan Conformance.

**Mandatory & Statutory Contents for the Housing Plan Element and Fair Share Plan**

- Municipal Land Use Law
- NJ Fair Housing Act
- COAH’s Regulations

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*;

At N.J.A.C. 5:97-2.3(a), “Content of a Housing Element”, COAH’s rules identify the minimum requirements prescribed in the Fair Housing Act at N.J.S.A 52:27D-310 to be included in the Plan submitted to the COAH for certification, as follows:

*“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.”*

These requirements of the regulations and the Fair Housing Act are addressed below:

### **Addressing the Mandatory & Statutory Requirements**

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

Provided in Appendix A.

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

From 2000 through 2009, Alexandria issued 217 certificates of occupancy for single-family residential development during the 10-year period. Growth peaked at 29 units in 2006 and then decreased steadily through 2009. The years 2000-2004 averaged 24.2 certificates of occupancy per year. Averages of 20.2 certificates of occupancy (CO's) per year were issued during 2005-2009. The Highlands RMP and the onset of the Great Economic Recession beginning in the fall of 2008 individually impacted the pace of growth in the region. However, the 8 CO's issued in 2009 indicate a severely slowing pace of growth, which according to economic forecasts is likely to remain very slow for at least the next few years as the economy struggles to recover.

**Table 1: Alexandria Township's  
Residential Growth 1/1/2000- 12/31/2009**

<b>Year</b>	<b>CO's Issued</b>
2000	29
2001	27
2002	23
2003	17
2004	25
2005	23
2006	29
2007	23
2008	13
2009	8
<b>Total</b>	<b>217</b>

Source: NJ Department of Community Affairs

Assuming that the slow rate of growth (8 new CO's/year) continues for the 2010-2018 portion of the current COAH cycle, another 64 units could be built. This estimate is well below COAH's projection for the Township (294 residential units) and is more in line with recent projections prepared by Rutgers, which indicated a likely rate of growth resulting in just 42 new units between 2008 and 2018<sup>1</sup>.

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

Provided in Appendix A.

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<sup>1</sup> Burchell, Robert PhD and William Dolphin, MA. "Impact Assessment of the New Jersey State Development and Redevelopment Plan." Center for Urban Policy Research, 2009.



*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. Table 2 provides the actual non-residential growth within the Township since 2000.

**Table 2: Non-Residential Actual Growth by Use Group, 2000-2009**

	Use Group			
	Office		Storage	
Sq.ft generating one affordable unit	5,714		16,000	
	Sq.ft. of CO issued	# affordable units	Sq.ft. of CO issued	# affordable units
<b>2000</b>	0	0	0	0
<b>2001</b>	0	0	0	0
<b>2002</b>	4,432	0.8	0	0
<b>2003</b>	0	0	0	0
<b>2004</b>	0	0	0	0
<b>2005</b>	0	0	0	0
<b>2006</b>	0	0	0	0
<b>2007</b>	0	0	2,640	0.165
<b>2008</b>	0	0	0	0
<b>2009</b>	0	0	0	0
<b>Totals</b>	<b>4,432</b>	<b>0.8</b>	<b>2,640</b>	<b>0.165</b>

Source: NJ Department of Community Affairs

Just 7,072 square feet of non-residential development was constructed in Alexandria Township between 2000 and 2009. This growth would indicate a total obligation of just one (1) affordable housing unit in accordance with COAH’s formula found at Appendix D of N.J.S.A. 5:97-1 et seq. However, only the smallest fraction of affordable housing obligation is actually indicated for the third round (.165-unit) vs. .8 units of obligation associated with 2002 activity prior to the third round. Non-residential development is practically non-existent in Alexandria Township and is likely to remain so due to the Great Recession as well as limited nonresidential zoning in the municipality. COAH’s projection of job growth at 148 new jobs between 2004 - 2018 indicating a growth share of 9.25 affordable units for Alexandria Township seems very unlikely to occur. The Rutgers study forecasts a loss of one job for the Township between 2008 and 2018<sup>2</sup>, which is more in line with anticipated conditions.

*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...*

The Township’s affordable housing obligation under COAH consists of:

<sup>2</sup> Ibid.

- (1) the Township’s recalculated prior round obligation (22 units);
- (2) the third round rehabilitation obligation (10 units); and
- (3) the third round growth share (68 units)

Actual growth share indicated for the time period between January 1, 2004 and December 2009 is identified by a review of certificates of occupancy identified in the NJ construction Reporter. Through the end of 2009, certificates of occupancy (C/O’s) were issued for 121 residential dwellings and 2,640 sq. ft. of non-residential development. This results in an actual growth share obligation of 31.9 affordable units as indicated below.

**Table 3**  
**Alexandria Township’s Actual Growth 1/1/2004- 12/31/2009**

<b>Year</b>	<b>Res. CO’s</b>	<b>Affordable Units from Housing</b>	<b>Non-Residential Square feet</b>	<b>Affordable Units from Non-Res.</b>	<b>Total Affordable Units</b>
2004	25	5	0	0	5
2005	23	4.6	0	0	4.6
2006	29	5.8	0	0	5.8
2007	23	4.6	2,640	0.165	4.8
2008	13	2.6	0	0	2.6
2009	8	1.6	0	0	1.6
<b>TOTAL</b>	<b>121</b>	<b>30.25</b>	<b>2,640</b>	<b>.165</b>	<b>30.4</b>

Adding the .165 affordable unit obligation (non-residential) with the 30.41 affordable unit obligation (residential) yields an actual growth share obligation 30.41 (30) affordable units that are “owed” based on growth from 2004 through 2009. Alexandria’s 30.41-unit actual growth share during the past 6 years indicates an average rate of need of approximately 4 affordable units/year. However, this average is disproportionately driven by housing activity during robust economic times and prior to the Great Recession.

- N.J.A.C. 5:97-1 et seq., Appendix F identifies a third round “growth share” obligation consisting of 68 affordable units (including the 30.4 units of actual obligation identified above).
- In accordance with the Highlands RMP build-out, the Township’s Highlands-adjusted growth share is 74.2 plus the actual obligation of 30.4 for a total of 104.6 (105) affordable units if Alexandria Township conforms to the Highlands (RMP).

This Fair Share Plan addresses the growth share projection found at N.J.A.C. 5:97-1 et seq. 68 affordable units.

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

As a Highlands municipality with land within the Planning Area and Preservation Area Alexandria in cooperation of the Highlands Council conducted a build-out analysis. Referenced as Table 4 in Module 2, “Alexandria Municipal Build-Out Report, August 2009”, the results of the study indicates that future development under the Highlands RMP would include:

	<b>Preservation Area</b>	<b>Planning Area</b>	<b>Totals</b>
<b>Residential units –Sewered</b>	0	0	0
<b>Septic System Yield</b>	13	358	371
<b>Total Residential Units</b>	13	358	371
<b>Non-Residential Jobs – Sewered</b>	0	0	0

The growth capacity identified in Alexandria Township’s Highlands Module 2 identifies sufficient land resources to accommodate the amount of residential growth that is forecast by COAH in Figure A.1 of Appendix E. of N.J.A.C. 5:97-1 et seq. (Housing by Municipality: 2002, 2004 and 2019), which identifies 294 residential units for the Township. However, the Township’s existing minimum lot size in zoning permits residential growth that is well in excess of capacity as identified the Highlands Modue 2 build-out. This is true when compared to recommended densities as found at N.J.A.C. 7:15 (NJDEP’s water quality planning rules), which also indicate that existing zoning permits development in excess of the capacity of the watershed to support development. This is especially important because minimum lot size reductions cannot be used as an incentive to inclusionary development provided that the overall permitted density is not increased and yields are limited to Highlands or NJDEP permitted densities. As such, Alexandria Township’s lands are able to accommodate future development, however inclusionary development will have to be clustered at Highlands or NJDEP permitted densities to ensure that the overall capacity of the watershed is not exceeded. This will be discussed further in the Fair Share Plan discussion below.

To the extent that “*lands that are most appropriate for construction of conversion to, or rehabilitation for low and moderate income housing*”, may include historic resources, Alexandria Township’s Master Plan goals provide guidance in considering opportunities for conversion and rehabilitation for low- and moderate-income housing. The Master Plan goals include:

- “Identify and preserve historic structures, landmarks, village and hamlets.
- Protect buildings, hamlets and the village and scenic roadways that remind us of our historic legacy.
- Require design standards in historic districts for new and renovated buildings that will respect the Township’s history and rural character.
- Endeavor to control and direct traffic flow in a manner, which does not diminish historic feel and character of the hamlets and villages within the Township.” Thus, cultural resource protection is a major goal of the Master Plan that should be taken into consideration.

**Fair Share Plan**

Tables 5 and 6 identify the recalculated prior round and third round affordable housing obligations and the Alexandria Township’s Fair Share Plan compliance mechanisms that address third round obligations.

- Recalculated prior round obligation – The Township identifies a total of 20 units and bonuses to be credited against the recalculated prior round obligation of 22 affordable units, as detailed in Table 5 below.

**Table 5  
Summary of Alexandria Township’s Recalculated Prior Round  
Affordable Housing Compliance**

	<b>Units</b>	<b>Bonus</b>
<b>Prior Round Obligation</b>	<b>22</b>	
Ves Healthcare Corp. residential healthcare facility (exist)	5	1.66
Regional Contribution Agreement (RCA) with City of Lambertville (exist)	11	
Sky Manor Rental Unit (exist)	1	1
<b>Totals</b>	<b>17</b>	<b>2.65</b>
<b>Total affordable units and bonuses</b>	<b>19.65 (20)</b>	
<b>Prior Round Unmet Need</b>	<b>2.3 (2)</b>	

Thus, the Township may claim a total of 19 credits and bonuses toward the 22 unit recalculated prior round obligation. There remain two (2) units of unmet need to be addressed in the third round plan. These are listed and addressed in Table 6 below, which also identifies Alexandria Township’s Plan to address the third round rehabilitation obligation compliance mechanisms and the third round growth share compliance mechanisms.

- Unmet prior round need, third round growth share and third round rehabilitation obligation – this Fair Share Plan identifies compliance mechanisms to fully address the unmet prior round need of 2; the third round growth share of 68 and the third round rehabilitation of 10 as detailed in Table 6 below.

**Table 6: Summary of Alexandria Township’s Third Round  
Affordable Housing Compliance Plan**

	<b>Units</b>
<b>Third Round Rehabilitation</b>	<b>10</b>
Rehabilitation Program	-5
ECHO Program	-5
<b>Remaining Rehabilitation Obligation</b>	<b>0</b>
<b>Third Round New Construction Obligation</b>	<b>70</b>
Prior Round Unmet Need	2
Third Round Growth Share	68
<b>Third Round Compliance Mechanisms</b>	<b>70</b>
RCA – Lambertville	+4
Accessory Apartment	+15
Market-to-Affordable	+12
Subtotal vs. actual growth share:	31 vs. (30.4)
Special Needs and Supportive Housing	+5
Inclusionary Zoning Overlay Development	+39
Total vs. third round new construction obligation:	70
Actual units as of 6/8/10 to be credited to third round new construction obligation:	4

***Recalculated Prior Round Obligation, Units and Bonuses (as per Table 5):***

**Lambertville Regional Contribution Agreement**

During the prior round, Alexandria Township completed an RCA with the City of Lambertville to transfer 15 units at \$20,000/unit as part of the Township’s second round certification. Based on COAH’s rule, up to one-half of the recalculated prior round obligation can be credited as RCA’s units. 11 RCA’s could be applied to the prior round. UP to 15 units of credit may be available, depending on COAH prior round certification report.

**11 units**

**Frenchtown Manor Alternative Living Arrangement**

Five (5) units of credit - Frenchtown Manor Residential health care facility (Ves Health Care Corporation). The facility is located on County Route 513 and is licensed by the New Jersey Department of Community Affairs (NJDCa).

**5 units**

**Sky Manor Rental Unit**

The Township has credited one rental unit at Sky Manor. **1 unit**

**Bonus Credits**

According to N.J.A.C. 5:97-3.5(a), “a municipality may receive two units of credit for each rental unit addressing its prior round rental obligation, . . .”

Sky Manor rental apartment **1 bonus**

According to N.J.A.C. 5:97-3.5(b), “a municipality may receive 1.33 units of credit for each age-restricted rental unit addressing its prior round rental obligation, . . .”

Frenchtown Manor (5x.33=1.65) **1.65 bonuses**

Alexandria’s rental obligation for the prior round is 5.5 or rounded up to 6, so the Township is eligible to claim up to 6 bonus credits. Rental bonuses can be obtained for the Frenchtown Manor (1.66) and the Sky Manor rental unit (1). In total, the Township can claim 2.66 rental bonus credits for the prior round.

**2.65 bonuses**

Unmet Prior Round Need: Alexandria Township has a prior round unmet need of 2 units after applying prior round units and credits to the Township’s recalculated prior round obligation of 22 units.

***Third Round Affordable Housing Fair Share Plan (Table 6):***

***Rehabilitation Obligation***

- Alexandria Township’s plan to address the rehabilitation obligation is to establish a third round rehabilitation program and encourage ECHO unit housing. Separately or in combination, the Township will address the ten (10) unit rehabilitation obligation with these two compliance mechanisms.
  - Alexandria Township established and successfully implemented a rehabilitation program to address the prior round rehabilitation obligation. The Township will continue this program in accordance with N.J.A.C. 5:97-6.2.
  - Alexandria Township’s zoning ordinance currently permits ECHO accessory residential dwelling units at Section 115-22H.(3.2). These provisions will remain in the ordinance and the Township will implement an ECHO unit program in accordance with N.J.A.C. 5:97-6.3.

***Third Round New Construction Obligation (Table 6)***

The Township will satisfy its Third Round obligation through accessory apartments, Market-to-Affordable program, Supportive and Special Needs Housing and Inclusionary Development. The mechanisms are outlined below:

1. Lambertville RCA – Four units. The Township will apply four units of the 15-unit Lambertville RCA to address a portion of the Township’s third round growth share new construction affordable housing obligation.

Lambertville RCA **4 units**
2. **Accessory Apartment Program** (N.J.A.C. 5:97-6.8) – Alexandria will create an accessory apartment program for 15 units. An Accessory Apartment is a self contained residential dwelling unit which is created in an existing home or through the conversion of an existing accessory

structure on the same site. An even mix of low- and moderate income units will be required. A local contribution of \$20,000 per low-income and \$25,000 per moderate income unit is required. The apartments must carry a 10 year control period for acceptance into the program. The Third Round regulations permit a maximum of 10% of the Township's Fair Share Obligation to be provided by this mechanism. The Township will encourage units of two or more bedrooms in accessory apartments and in compliance with UHAC standards to meet the Family Unit Classification, as per COAH's definition of "family unit".

Accessory Apartment Program: **15 units<sup>3</sup>**

3. **Market-to-Affordable** (N.J.A.C. 5:97-6.9) – The Township seeks to offset the tax burden by purchasing or subsidizing single-family units to convert to two- or more family buildings to be sold / and or rented as affordable units. The Township will seek to partner with either non-profit or for-profit developers to convert existing market-rate housing stock to affordable units. The minimum subsidy required on a market-to-affordable unit is \$25,000 for a moderate income unit and \$30,000 for a low-income unit. Private for-profit developer partnerships seem most likely, as there has been some interest expressed in market to affordable conversions by the private sector. The Township will seek to fund these partnerships utilizing the market to affordable subsidies identified at N.J.A.C. 5:97-6.9. However additional subsidy may be required dependent on acquisition costs, and physical alterations required for rehabilitation and conversion. The Township plans to produce 12 affordable housing units using this mechanism.

Market to Affordable Program: **12 units<sup>4</sup>**

4. **Supportive and Special Needs Housing** (N.J.A.C. 5:97-6.10) - Supportive and Special Needs Housing includes residential health care facilities, group homes for the developmentally disabled or mentally ill, and supportive shared living housing. Alexandria has the current housing stock and available land to support the creation of supportive and special needs housing. This compliance mechanism retains the community character of the Township. The Township will seek to create two residences for a total of five (5) affordable units.

The Township will enter into an agreement with a private non-profit organization to partner with to create a supportive and special needs housing opportunity. Earlier in the third round, Alexandria Township had reached a tentative agreement with the ARC of Hunterdon County to provide a group home through a partnership. The partnership became no longer possible once the recession and State's financial crisis became evident and all funding for the ARC was withdrawn by the State and other

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<sup>3</sup> Waiver will be requested to exceed maximum allowable by five (5) units at the time of certification.

<sup>4</sup> Waiver will be requested to exceed maximum allowable by five (5) units at the time of certification.

funding sources. ARC depends on State agency funding for operating their group homes. The lack of available funding left the possibility of the group home in doubt. The Township is placing this program as a long term program as part of the implementation scheduled under N.J.A.C. 5:97-3.2(a)4. This will allow Alexandria to continue pursuing this option without a need to amend the Fair Share Plan in the future.

5. **Inclusionary Overlay Zoning Ordinance** (N.J.A.C. 5:97-6.4) – The Township will adopt an inclusionary overlay zoning ordinance in the Township’s AR zone. Under Plan conformance, the Township may rely upon Highlands minimum lot size and density requirements. Under no Highlands RMP conformance, the Township will defer to the NJDEP septic densities as indicated under N.J.A.C. 7:15, which are slightly more dense than densities indicated under Highlands nitrate dilution standards (i.e. 2 p.p.m. vs. 1.87 p.p.m for the Conservation Zone). This will result in conflict with COAH’s rules which, according to N.J.A.C. 5:97-6.4(b)2.iv., require a density increase that cannot be achieved without violating DEP septic densities. The Township’s overlay zoning ordinance will include incentives including a mandatory clustering or lot size averaging requirement to permit lots as small as 2-acres for affordable units required. Additionally, in accordance with N.J.A.C. 5L97-6.4(b)4., the bulk standards in the ordinance “shall minimally reflect a decrease in lot size and lot width requirements for both affordable and market-rate units in an inclusionary zone to enable the additional number of permitted units to fit on the site without the need for variances. Attached single family housing, clustering and/or lot-size averaging shall be permitted in such inclusionary zones located both within and outside of a sewer service area, as necessary to accommodate the additional number of units.” The overlay zoning ordinance shall provide for “reduced setbacks, increased building heights and/or additional stories to accommodate the increased number of units.”

The range of base densities under a Plan Conformance scenario will be 9.9-acres to 12.6-acres per unit in the Conservation Zone; and 25.8-acres to 32.7-acres per unit. Since there are slightly less stringent nitrate dilution standards required under N.J.A.C. 7:15, permitted densities are expected to indicate an increase of approximately 10% over these densities that are indicated under the Highlands Plan Conformance scenario.

### **Meeting the Third Round COAH Obligation**

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

- at least 25% of growth share must be rental units - Alexandria’s rental obligation is 17;
- no more than 50% of the 17-unit rental obligation (8 units) may be met with age-restricted units and special needs housing;



- up to 25% of growth share may be age-restricted units (17 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 (This results in 9 units).
- 2:1 bonus credits for any rental unit are applicable only to family units or permanent supportive housing units. (Maximum number of credits can exceed rental obligation of 17.)
- 1:25 units of credit for each bedroom in supportive and special needs housing and as in prior round
- 1:33 units of credit for each age-restricted rental unit

### **COAH vs. Highlands Compliance**

Alexandria has proposed a compliance plan that fully addresses all prior and current COAH obligations. In the event Alexandria opts into the Highlands RMP for the Planning Area, the compliance plan will be adjusted to meet the Highlands Adjusted Growth Share Obligation of 30.4 actual growth and 74.2 projected growth for a total of 105 new affordable units. However, Alexandria Township’s Plan addresses the affordable housing projection identified by COAH for the municipality (68-units), and applies four (4) Lambertville RCA toward the obligation, and produces affordable housing to address the remaining growth share through (1) the accessory apartment program, (2) the market-to-affordable program and supportive and special needs housing for a total of 31 units, addressing the Township’s actual growth obligation. In the event the Township opts into the Highlands for the Planning Area, the Township will retain this plan and produce the additional affordable units through inclusionary overlay zoning which will increase to 74 units from the 39 identified in accordance with COAH’s growth share projection for the municipality.

### **Development Fee Ordinance**

The Township will continue to rely upon its adopted development fee ordinance for collections to the affordable housing trust fund. Additionally, the Township’s overlay zoning ordinance will include provisions for payments in lieu in conformity with N.J.A.C. 5:97-(c)3 and any such payments received will be likewise paid into the affordable housing trust fund to subsidize the affordable housing activities in this Plan that require municipal subsidy.

### **Implementation Schedule**

Table 7 provides the implementation schedule for Alexandria. As the schedule notes the Township will have provided 11 accessory apartments and one of its municipally sponsored project complete for an additional 3 units. It will also have embarked on identifying a group home partner and the identification of at least two sites for municipally sponsored construction of

**Table 7 Implementation Schedule**

<b>Projects</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>Accessory Apartments</b>		4	5	5	1				
<b>Market- to- Affordable</b>									
Identify sites		4	4	4					
Construction			4	4	4				
Occupancy				4	4	4			
<b>Group Homes</b>									
Identify Partner				●					
Identify Site				●					
Construction					●				
Occupancy							●		

**Summary**

The Township has enacted a development fee ordinance and has a COAH-approved development fee and spending plan, which is in the process of being updated. The Township will use funds from the Housing Trust Fund to fund accessory apartments and municipal sponsored program, and to fund a variety of affordability assistance programs such as down payment assistance to low income purchasers and grants/loans for rental assistance for very low-income households.

As indicated in this Plan, Alexandria Township has formulated a strategy to address the portion of the Township’s growth share that is related to the retroactive obligation that accrued by virtue of development that has occurred *not as a result of approvals granted following the adoption of the initial or revised third round rules, but primarily as a result of approvals granted prior to COAH’s promulgation of its initial growth share methodology in the summer of 2004*. Despite this inherent inequity in COAH’s rules and significant environmental constraints imposed on the municipality by the NJDEP regulations and Highlands regional planning rules, Alexandria Township has endeavored to identify a strategy to fully address its affordable housing obligation.

Alexandria Township’s strategies in this Plan will require modest accommodations from the Council on Affordable Housing to fully implement this plan as proposed. These accommodations include waiving and relaxation of the rigid implementation of certain limits and requirements in Chapter 97. Nevertheless, Alexandria Township has identified a plan that will result in the provision of its fair share of affordable housing in accordance with the affordable housing obligation assigned to the Township by the Council on Affordable Housing.

## APPENDIX A

### **Inventory of Municipal Housing Units**

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. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis.

According to the 2000 Census, the Township had 1,598 housing units, of which 1,598 (96%) 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 (95% of the total, compared to 74% in the County), there were 76 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 7%, compared to 19.5% in Hunterdon County and 52% in the State.

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

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,522	54	1,468	1,381	87
1, attached	35	0	35	19	16
2	20	9	11	7	4
3 or 4	0	0	0	0	0
5+	12	0	12	0	12
Other	0	0	0	0	0
Mobile Home	9	0	9	9	0
<b>Total</b>	<b>1,598</b>	<b>63</b>	<b>1,535</b>	<b>1,416</b>	<b>119</b>

*Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) Tables QT-H10, DP-4 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. The age of Alexandria's housing stock depicted a fairly new housing stock with 54% of the housing built after 1970. Prior to the 1970's, the housing stock showed modest increases between the 1940's and 1960's. A quarter of the housing stock was produced prior to the 1940's, depicting the nature of the historic areas within the Township. Owner-occupied units follow the same pattern as the year structures were built with the majority of owner occupied units being built after the 1970's and prior to 1940. Renter occupied units were typically built between the 1950's to 1980, with some pre-1940 units for rent. 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. This trend also reflects the historic nature of the Township.

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

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
1990 – 2000	309	19.3	12	297	297	0
1980 – 1989	307	19.2	0	307	307	0
1970 – 1979	254	15.9	0	254	232	22
1960 – 1969	119	7.4	0	119	107	12
1950 – 1959	137	8.6	23	114	94	20
1940 – 1949	75	4.7	19	56	56	0
Pre-1940	397	24.8	9	388	323	65

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

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. Alexandria had a larger percentage of units built prior to 1940 than did the County or State and a smaller percentage of units built between 1960 and 1970.

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

Year Built	%		
	Alexandria Township	Hunterdon County	New Jersey
1990 – 2000	19.2	17.1	10.5
1980 – 1989	19.2	22.4	12.4
1970 – 1979	15.9	15.1	14
1960 – 1969	7.4	10.2	15.9
1940 – 1959	13.3	13.2	27.1
Pre-1940	24.8	21.9	20.1
Median Year	1973	1973	1962

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

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 65% of renter-occupied units having 2 persons or fewer compared to 44% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 55% having two bedrooms or fewer, compared to 12% 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	206	162	45
2 persons	497	464	33
3 persons	291	274	15
4 persons	326	315	13
5 persons	161	151	10
6 persons	32	36	3
7+ persons	22	14	0
Total	1,535	1,416	119

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

**Table 5: Number of Bedrooms per Unit by Tenure**

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	0	0	0	0	0	0
1 bedroom	10	.6	0	10	10	0
2 bedrooms	246	15.4	19	227	162	65
3 bedrooms	630	39.4	32	598	556	42
4 bedrooms	631	39.5	0	631	619	12
5+ bedrooms	81	5.1	12	69	69	0

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

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 occupied units was higher than those of the 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
Alexandria Township	2.95	3.0	2.32
Hunterdon County	2.69	2.82	2.03
New Jersey	2.68	2.85	2.37

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

The distribution of number of bedrooms per unit is shown in Table 7. The Township had considerably fewer units with none or one bedroom and higher four or more than the State and County in 2000.

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

Jurisdiction	None or one	Two or Three	Four or More
Alexandria Township	.6	54.8	44.6
Hunterdon County	9.2	53.7	37.1
New Jersey	18.3	59.1	22.6

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

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. 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 less overcrowding and inadequate kitchens than the County and State but more units with inadequate plumbing.

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

Condition	%		
	Alexandria Township	Hunterdon County	New Jersey
Overcrowding <sup>5</sup>	.5	.7	5
Inadequate plumbing <sup>2</sup>	.9	.4	.7
Inadequate kitchen <sup>2</sup>	0	.2	.8

Notes: <sup>1</sup>The universe for these factors is occupied housing units.

<sup>2</sup>The universe for these factors is all housing units.

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

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. In 2000, the median residential housing value was \$274,100 (Table 9) with most of the Township's housing stock falling in the \$200,000 to \$499,999 price range.

**Table 9: Value of Residential Units**

Value	Number	%
Less than \$50,000	0	0
\$50,000 to \$99,999	59	5.1
\$100,000 to \$149,999	60	5.2
\$150,000 to \$199,999	145	12.5
\$200,000 to \$299,999	406	34.9
\$300,000 to \$499,999	422	36.3
\$500,000 to \$999,999	62	5.3
\$1,000,000 or more	9	.8
Median (dollars)	\$274,100	

*Source: 2000 U.S. Census, STF-3 DP-4*

Table 10 indicates that in 2000 the majority of renter-occupied units rented more than \$1,500 a month. The median contract rent for the Township was \$1,021 per month.

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

Contract Monthly Rent	Number	%
Less than \$200	0	0
\$200 to \$299	0	0
\$300 to \$499	0	0
\$500 to \$749	26	23.8
\$750 to \$999	16	14.7
\$1,000 to \$1,499	12	11
\$1,500 or more	32	29.4
No Cash Rent	23	21.1
Median (contract rent)	1,021	

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

The data in Table 11 indicate that in 2000 there were 41 households earning less than \$35,000 annually, which was the approximate income threshold for a three-person, moderate-income household in Hunterdon County in 2000. At least 24 of these households were paying more than 35% 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 1999**

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	0	0	0	0	0	0	0
\$10,000 – 19,999	41	0	0	0	0	24	17
\$20,000 – 34,999	0	0	0	0	0	0	0
\$35,000 +	68	42	10	10	0	0	6

*Note:* <sup>1</sup>The universe for this Table is specified renter-occupied housing units.

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



## 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 4,698 residents, or 1,104 more residents than in 1990, representing a population increase of approximately 23%. The Township's 23% 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 (0-19) identify a larger male population with a female predominance ages 35 and above.

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

Age	Total Persons	Male	Female
0 – 4	331	175	156
5 – 19	1,082	583	499
20 – 34	473	235	238
35 – 54	1,797	893	904
55 – 69	571	300	271
70 +	444	167	277
Total	4,698	2,353	2,345

*Source: 2000 U.S. Census, STF-3 QT-P1 for Township.*

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 55+ age categories where the Township had a larger proportion than the County and State. The Township had fewer persons in the 20-34 age category, than the County and State.

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

Age	Alexandria Township	Hunterdon County	New Jersey
0-4	7	6.6	6.7
5 – 19	23.1	20.9	20.4
20 – 34	10.1	15.5	19.8
35 – 54	38.2	47	39.8
55 – 69	12.1	8.9	11.6
70 +	9.4	1.1	1.6
Median	40.2	38.8	36.7

*Source: 2000 U.S. Census, STF-3 QT-P1 for Township, County, and State.*

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 three or more persons.

**Table 14: Persons in Household**

Household Size	Total Units
1 person	207
2 persons	497
3 persons	289
4 persons	328
5 persons	161
6 persons	39
7+ persons	14
Total	1,535

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

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

Household Size	Township	County	State
1 person	13.5	20	24.5
2 persons	32.4	33.8	30.3
3 persons	18.8	17.2	17.3
4 persons	21.4	18.9	16
5 persons	10.5	7.5	7.5
6 persons	2.5	2	2.7
7 or more persons	.9	.7	1.7
Persons per household	2.95	2.69	2.68

Source: 2000 U.S. Census, STF-3 QT-P10 for Township, County, and State.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 4,240 persons in family households in the Township and 287 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. In terms of the proportion of family and non-family households, the Township had fewer family households than the County or State (90% for the Township, 75.2% for the County, and 70.3% for the State).

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

	Total
In family Households:	4,240
Spouse	1,230
Child	1,606
In Non-Family Households:	287
Male householder:	130
Living alone	99
Not living alone	31
Female householder:	110
Living alone	107
Not living alone	3
In group quarters:	171
Institutional	153
Non-institutional	10

Source: 2000 U.S. Census, SF-1 QT-P10, 11 and 12 for Township.

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 County.

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

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Alexandria Township	\$34,622	\$92,730	\$93,619
Hunterdon County	\$36,370	\$79,888	\$91,050
New Jersey	\$27,006	\$55,146	\$65,370

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

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 is based on the cost of an economy food plan and ranges 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 higher persons qualifying for poverty status than the State or County. However, the percentages in Table 18 translate to 229 persons, but 56 families were classified in poverty status. Thus, the individual persons had 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 (%)
Alexandria Township	5	4.3
Hunterdon County	2.6	1.6
New Jersey	8.5	19.4

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

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 residents in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of the year 2000 Township residents residing in the same house as in 1995 exceeded that of the County and the State.

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

Jurisdiction	Percent living in same house in 1995
Alexandria Township	66.5
Hunterdon County	61.8
New Jersey	59.8

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

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 or higher or a bachelor's degree or higher 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
Alexandria Township	93.2	39.7
Hunterdon County	91.5	41.8
New Jersey	82.1	29.8

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

The 2000 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 10.7% of workers who resided in the Township and used other means of transportation to reach work, 157 workers worked from home and 41 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
Alexandria Township	82.2	4.9	2.2	10.7
Hunterdon County	82.5	7.3	1.7	8.5
New Jersey	73	10.6	9.6	6.8

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

The New Jersey Department of Labor supplies data on the employment by industry within a municipality. While the most current data available is from 2003, and given current economic conditions, it may provide a snapshot into employment in the Township. As witnessed in 2003, the most predominate industry in the Township is construction work, followed by professional and technical services. In 2003, the average annual units of employment in the Township totaled 82, however, given that 35% of this total included construction related employment, this number may be down for 2007 and 2008 given the current economic climate.

**Table 22: Employment and Waged: 2003 Annual Report by Industry**

<u>INDUSTRY</u>	<u>ANNUAL AVG. UNITS</u>	<u>EMPLOYMENT</u>				<u>WAGES</u>		
		<u>MARCH</u>	<u>JUNE</u>	<u>SEPT.</u>	<u>DEC.</u>	<u>AVERAGE</u>	<u>WEEKLY</u>	<u>ANNUAL</u>
Agriculture, forestry, fishing and hunting	4	21	22	17	15	20	\$355	\$18,474
Construction	3	14	18	15	17	16	\$1,045	\$54,358
Professional and technical services	5	24	17	18	18	19	\$1,177	\$61,223
PRIVATE SECTOR TOTAL	26	121	115	109	107	113	\$632	\$32,881
LOCAL GOVT TOTAL	2	194	178	182	191	171	\$860	\$44,715

The employment rate, according to the 2000 census shows that the Township had a lower percentage of people in the labor force, as well as higher employment of those in the labor force than the State.

**Table 23: Labor Force and Employment**

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Alexandria Township	67.2	64.5	2.7
Hunterdon County	69.4	67.6	1.8
New Jersey	64.2	60.3	3.7