

Housing Plan Element and Fair Share Plan

Kingwood Township
Hunterdon County, New Jersey

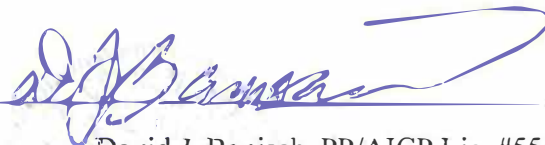
Public Hearing: June 12, 2025

ADOPTED: **JUNE 12, 2025**

Prepared by
Kingwood Township Planning Board

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



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HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
KINGWOOD TOWNSHIP'S AFFORDABLE HOUSING COMPLIANCE.....	2
STATUTORY AFFORDABLE HOUSING REQUIREMENTS	2
PRESENT NEED OBLIGATION	4
FIRST AND SECOND ROUND OBLIGATION (PRIOR ROUND).....	4
3 RD ROUND OBLIGATION.....	4
ASSESSMENT OF AFFORDABLE HOUSING COMPLIANCE	5
Table 1: KINGWOOD TOWNSHIP'S PRIOR ROUND & 3 RD ROUND PROSPECTIVE SHARE	
OBLIGATIONS AND 4 TH ROUND OBLIGATIONS.....	5
FOURTH ROUND FAIR SHARE PLAN	8
4 TH ROUND PRESENT NEED.....	8
4 TH ROUND PROSPECTIVE SHARE – DURATIONAL ADJUSTMENT	9
4 TH ROUND INCLUSIONARY ZONING TO ADDRESS DURATIONAL ADJUSTMENT.....	10
Table 2: 4 TH ROUND EGVCO-AH AFFORDABLE UNIT YIELD:.....	10
SITE SUITABILITY ANALYSIS.....	10
FOURTH ROUND AFFORDABLE HOUSING REQUIREMENTS	13
ADDITIONAL 4 TH ROUND AFFORDABLE HOUSING OPPORTUNITIES.....	14
REDEVELOPMENT	15
FUNDING	16
MULTIGENERATIONAL FAMILY HOUSING	16
RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN	17

TABLES

HOUSING ELEMENT PLAN	18
Inventory of Municipal Housing Conditions	18
Table A1: Units in Structure by Tenure.....	18
Table A2: Year Structure Built by Tenure	20
Table A3: Comparison of Year of Construction for Township, County, and State	20
Table A4: Household Size in Occupied Housing Units by Tenure	21
Table A5: Number of Bedrooms per Unit by Tenure.....	21
Table A6: Average Household Size for Occupied Units for Township, County, and State	22
Table A7: Percentage of All Units by Number of Bedrooms.....	22
Table A8: Housing Quality for Township, County, and State.....	23
Table A9: Value of Residential Units.....	23
Table A10: Gross Rents for Specified Renter-Occupied Housing Units.....	24
Table A11: Household Expense in 2023 by as a Percentage of Household Income in 2023	24
Table A12: Housing Units Authorized by Building Permits for New Construction 2013-2024.....	25
Table A13: Housing Units Demolished 2013-2024.....	25
Table A15: Population by Age.....	27
Table A16: Comparison of Age Distribution for Township, County, and State (% of persons)	28
Table A17: Persons in Household	28
Table A18: Comparison of Persons in Household for Township, County, and State (% of households)	29
Table A19: Persons 65+ by Household Type and Relationship	29
Table A20: 2023 Income for Township, County, and State	30

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Table A21: Poverty Status for Persons and Families for Township, County, and State (% with 2023 income below poverty)	30
Table A22: Comparison of Median Year Householder Moved Into Unit for Township, County, and State	30
Table A23: Educational Attainment for Township, County, and State Residents (Persons 25 years and over)	31
Table A24: Means of Transportation to Work for Township, County and State Residents (Workers 16 years old and over)	31
Table A25: Employment by Industry	32
Table A26: Labor Force and Employment (%).....	33
Table A27: Forecast for Employment and Population.....	33

LIST OF FIGURES

Figure 1: Existing Affordable Housing Sites and Designated Redevelopment Areas

APPENDIX

- Appendix A: Affordable Housing Ordinance
- Appendix B: Administrative Agent and Affordable Housing Municipal Liaison resolutions
- Appendix C: Affirmative Marketing Plan
- Appendix D: Spending Plan
- Appendix E: Development Fee Ordinance

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

EXECUTIVE SUMMARY

This is the Kingwood Township's Board's Housing Plan Element and Fair Share Plan ("HE/FSP" or "Housing Plan") for the 4th Round (2025-2035). This Housing Plan sets forth the manner in which Kingwood Township will address its 4th Round affordable housing obligations. This Housing Plan has been prepared in accordance with the Municipal Land Use Law (M.L.U.L.) and the Fair Housing Act including the 2024 Amendments to the Fair Housing Act ("2024 Amendments") and applicable rules including N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq., as amended through December 2024.

The Kingwood Township Committee adopted a municipal resolution on January 27, 2025 accepting the following 4th Round obligations that were published in the October 2024 Department of Community Affairs report:

Present Need:	20-units; and
Prospective Share:	50-units.

Kingwood Township received a 3rd Round judgment of compliance and repose through July 2025, pursuant to Kingwood Township's November 2, 2017 Settlement Agreement with the Fair Share Housing Center (FSHC). Prior to the 3rd Round, Kingwood Township received substantive certifications from the Council on Affordable Housing (COAH) for Rounds One and Two.

Kingwood Township received a 3rd Round Durational Adjustment because there is no public water or sewer infrastructure in Kingwood Township. These conditions have not changed. There are no existing or proposed sewer service areas in the Township within any municipal, County or NJDEP Wastewater Management Plan. Kingwood Township adopted durational adjustment inclusionary zoning at densities prescribed in the 2017 Settlement Agreement that address the entire 3rd Round fair share obligation.

With no existing or proposed sewer service areas, Kingwood Township is entitled to a 4th Round durational adjustment in accordance with N.J.A.C. 5:93-4:3. Kingwood Township will address the entire 4th Round durational adjustment obligation of 50 units by adopting additional inclusionary zoning. Kingwood Township will continue the 3rd Round rehabilitation program to address the 4th Round Present Need obligation of 20 units.

Kingwood Township will adopt a mandatory set-aside ordinance to capture all opportunities for affordable housing from developments of five (5) or more new residential dwelling units. Kingwood Township will facilitate enact zoning to facilitate affordable housing on two sites owned by a local developer that has periodically expressed interest in building affordable housing on two sites that the developer owns in the municipality; however, the Township has received no firm commitment from the local developer to build the two sites.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

KINGWOOD TOWNSHIP’S AFFORDABLE HOUSING COMPLIANCE

Kingwood Township voluntarily participated in all three rounds of the COAH process, including the prior round (1987-1999) and the 3rd Round (2000-2025).

Prior Round: Kingwood Township received substantive certifications for the Township’s 1st and 2nd Round fair share obligations. Kingwood Township participated in the COAH process in the 3rd Round, which was interrupted by challenges to COAH’s rules that subsequently resulted in the 3rd Round Court process. Kingwood Township received a 3rd Round Judgment of Compliance and Repose (JOC&R) from the Court in the 3rd Round Court process on May 5, 2025.

3rd Round: The following summarizes Kingwood Township’s participation in the 3rd Round:

- Kingwood Township twice petitioned COAH for Third Round substantive certification in December 2005 and in December 2008 in response to COAH’s 3rd Round rule-making.
- As a result of Court decisions invalidating COAH’s 3rd Round rule-making, the New Jersey Supreme Court issued a decision and order on March 10, 2015 that dissolved COAH and transferred municipal affordable housing compliance jurisdiction to the Courts.
- Kingwood Township filed a declaratory judgment in July 2015 seeking the Court’s approval of Kingwood Township’s voluntary compliance with 3rd Round affordable housing obligations.
- Kingwood Township entered into a 3rd Round Settlement Agreement with Fair Share Housing Center on November 2, 2017 (“Settlement Agreement”). The Settlement Agreement acknowledges that Kingwood Township is entitled to a durational adjustment pursuant to N.J.A.C. 5:93-4.3 due to the total lack of water and sewer infrastructure in the Township.
- A conditional JOC&R was recommended at the Compliance Hearing held on December 4, 2018.
- The conditional JOC&R required Kingwood Township to adopt durational adjustment inclusionary zoning to address the 103-unit 3rd Round obligation. The Settlement Agreement also called for Kingwood Township to determine whether a municipal site could be developed for a group home.
- Kingwood Township received a final JOC&R from the Superior Court May 5, 2025.

STATUTORY AFFORDABLE HOUSING REQUIREMENTS

This Housing Plan has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act (FHA) as amended (N.J.S.A. 52:27D-310), to address Kingwood Township’s 4th Round affordable housing obligations for the time period

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

2025-2035. As noted above, past affordable housing obligations for 1987-2025 have been addressed through 3rd Round compliance (COAH & the Court).

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

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

The essential contents of a Housing Element are identified in the Fair Housing at N.J.S.A 52:27D-310 which provides that

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

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

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

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

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

e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);

h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and (*Not applicable to Kingwood Township*)

i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

PRESENT NEED OBLIGATION

Present need obligation is the obligation associated with the number of deteriorated housing units occupied by low- and moderate-income households. The DCA October 2024 report estimated Kingwood Township's Present Need responsibility at 20-units of substandard housing.

FIRST AND SECOND ROUND OBLIGATION (PRIOR ROUND)

Kingwood Township's First and Second Round fair share (1987-1999) was identified at 19-affordable housing units in Kingwood Township's 3rd Round Settlement Agreement and Housing Element and Fair Share Plan.

- First and Second Round Fair Share: 19 units.

3RD ROUND OBLIGATION

Kingwood Township's 3rd Round fair share was identified in the Township's 3rd Round Settlement agreement and Court-approved Housing Plan at 103 affordable housing units.

- 3rd Round (2000-2025) Fair Share: 103 units.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

ASSESSMENT OF AFFORDABLE HOUSING COMPLIANCE

Table 1 below summarizes Kingwood Township's affordable housing obligations identified in the Township's 3rd Round Housing Plan and JOC&R. Table 1 also identifies the mechanisms and techniques identified in the Settlement Agreement to address the Prior Round and 3rd Round obligations.

Table 1: Kingwood Township's Prior Round & 3rd Round Prospective Share Obligations and 4th Round Obligations

	Number of Affordable Units
1. <u>Prior Round Prospective Share obligation:</u>	19
a. Easter Seals Group Home (9 Units and Bonuses) (existing):	
b. The ARC of Hunterdon ¹ (Block 19, Lot 5)(4 Units) (existing):	
c. Accessory Apartments (6 Units):	
2. <u>3rd Round Prospective Share obligation:</u>	103
a. Inclusionary Zoning (EGVCO-AH) (103 Units) ²	
b. Twp. owned dwelling Block 20, Lot 1 (Undefined number of units)	
3. <u>4th Round Obligations (DCA Report):</u>	
Present Need (rehabilitation) ³	20
Prospective Share ⁴	50

For the Prior Round obligation of 19 units, there remains a five (5)-unit deficit. The Easter Seals 5-bedroom group home exists and is in service. The ARC of Hunterdon 4-bedroom group home (1.b.above) was produced and is in service. One (1) of the six (6) accessory apartments (1.c. above) was produced which leaves a five (5) unit shortfall between the six units that were planned and the one accessory apartment unit that was produced. To make up this shortfall, Kingwood Township will leave the existing accessory apartment ordinance (1.c. above) in effect. However, Kingwood Township is able to fully meet the Prior Round obligation of 19 units by applying five (5) of eight (8) surplus units in the 3rd Round Eastern Gateway Village Center Overlay-Affordable Housing (EGVCO-AH)

¹ The ARC did not develop Block 19, Lot 5 (254 Union Road) because it decided instead to create the group home on Block 17, Lot 16.02 (473 Barbertown-Point Breeze Road). This was the result of financial considerations related to the cost of utilities electric, cable, domestic well, septic system) and site improvements.

² Kingwood Township implemented "Eastern Gateway Village Center Overlay-Affordable Housing" (EGVCO-AH) inclusionary zoning that permits townhouse development at 12 du/ac with a 20% set-aside, and rental apartment development at a density of 16 du/ac with a 15% set-aside. The EGVCO-AH zoning yields 111 affordable units, including Block 21, Lot 1 (73-affordable units) and Block 15, Lot 8 (38-affordable units)

³ Kingwood Township will use its Rehabilitation Program to address the 4th Round Present Need obligation.

⁴ Kingwood Township will rezone more land to enlarge the EGVCO-AH for townhouse and rental apartment development that will produce 64-72-affordable units to address the 50-unit 4th Round Prospective Share.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

zone that provides for 111 affordable units versus the 103-unit 3rd Round obligation of 103 units. This surplus in the EGVCO-AH zone capacity c, which yields a surplus of eight (8) affordable units more than the 103 units needed to address the 3rd Round obligation. In effect, these units address the shortfall of five accessory apartments planned for the Prior Round. As part of this assessment, Kingwood Township is applying five (5) of the eight (8) surplus EGVCO 3rd Round inclusionary zoning units to close the 5 unit gap to fully meet the Prior Round obligation of 19 units.

With respect to the 3rd Round, Kingwood Township's 3rd Round Housing Plan and JOC&R required Kingwood Township to implement the EGVCO-AH durational adjustment inclusionary zoning to fully address the 3rd Round obligation (2.a. above). Kingwood Township's 3rd Round Plan and Settlement Agreement identified another site as a possible, but not required, 3rd Round Site. It is Township-owned Block 20, Lot 1 (2.b. above); however, no specific affordable housing allocation addressing the 3rd Round Prospective Share obligation was identified in the Settlement Agreement. The site included an abandoned farmhouse and garage in deteriorating condition on the site of the municipal DPW garage. Unfortunately, environmental analyses revealed that the area of the site including the abandoned farmhouse and garage could not be developed due to a Category One water 300' riparian buffer that renders the site unusable under NJDEP Flood Hazard Area Control Act rules.

For the 4th Round, Kingwood Township has identified additional durational adjustment inclusionary zoning sites to address the 50-unit obligation.

In accordance with C.52:27D-304.1 3. f. (2) (a):

“... As part of its housing element and fair share plan, the municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds ... If a prior round obligation remains unfulfilled, ... the municipality shall address such unfulfilled prior round obligation in its housing element and fair share plan.”

The following assessment identifies the fair share obligation for each round of affordable housing obligation and the degree to which the municipality has met the fair share obligation from prior rounds. The numbered items below correspond to the summary provided in Table 1 above. This assessment has determined that five (5) of the six (6) accessory apartments to be produced to address a portion of the 19-unit prior round were not produced. However, it is also noted that the 3rd Round durational adjustment inclusionary zoning adopted by Kingwood Township yields 111 affordable units, which is eight (8) units more (surplus) than needed to address the 3rd Round obligation. Five of these units are identified to address the five (5) unit accessory apartment shortfall to fully address the Prior Round.

1. Assessment of Prior Round (1987-1999) – 19-units

Units addressing Prior Round:

Block 1, Lot 7.03, 1303 CR519: existing 5-bedroom Easter Seals group home

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Block 17, Lot 16.02 473 Barbertown Pt. Breeze Road: The ARC 4BR group home
Block 24, Lot 1.01, 650 CR519 Accessory Apartment
1.a. above: The Easter Seals 5-bedroom group home (Block 1, Lot 7.03, 1303 CR515) This group home exists and remains in service.

1.b. above: The ARC of Hunterdon 4-bedroom group home (473 Barbertown-Point Breeze Road). The 3rd Round Housing Plan identified Block 19, Lot 5, at 254 Union Road for The ARC group home. The Union Road site is Township-owned and Kingwood Township offered it to The ARC for group homes. However, The ARC decided to establish their 4-bedroom group home on Block 17, Lot 16.02 in an existing building with existing utilities (water, septic system, electricity and cable). The 4-bedroom group home is complete, in service and occupied by The ARC. This site was chosen for the 4-bedroom group home over the Kingwood Township-owned site that was offered to the ARC because of the existing utilities and improvements.

1.c. above: 6 Accessory Apartments. Kingwood Township produced one (1) of the six (6) accessory apartments identified in the 3rd Round Housing Plan and Settlement Agreement to address a portion of the Prior Round Obligation. Only one (1) accessory apartment was produced during the 3rd Round on Block 24, Lot 1.01 (650 County Route 519). Kingwood Township will make up this shortfall of five units in the Prior Round by this deficit by crediting six (6) of the 111 affordable units provided for through Kingwood Township's durational adjustment EGVCO inclusionary zoning that was adopted to address the 103-unit 3rd Round obligation (i.e., the zoning has sufficient capacity (111 affordable units) to address the 6 unit Prior Round deficit.

- *To address the shortfall of five (5) accessory apartments addressing the Prior Round, Kingwood Township will apply five (5) credits from the EGVCO AH 3rd Round durational adjustment zoning that was adopted to address the 3rd Round. The EGVCO-AH zoning provides for 111 affordable units. 103 units of EGVCO-AH zoning are applied to the 3rd Round. Five (5) of the eight (8) unit surplus in the zoning will be applied to address the five (5) unit Prior Round obligation (111-103=8) in this Housing Plan.*
- *Kingwood Township's accessory apartment ordinance remains in effect as part of Kingwood Township's 4th Round Plan to provide the opportunity for affordable housing development.*
- *Kingwood Township will adopt a Mandatory Set-aside Ordinance (MSO)*

2. Assessment of 3rd Round (2000-2015 Gap Period & 2015-2025)

2.a. Kingwood Township adopted durational adjustment inclusionary zoning to address the 3rd Round obligations (2000-2025). As noted above, Kingwood Township adopted zoning that establishes two development densities to provide for a total of 111 affordable units to address the 3rd Round 103-unit

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

prospective share: 12 du/ac with a 20% set-aside for townhouse development; and 15 du/ac with a 15% set-aside for rental apartment development. This is the Eastern Gateway Village Center Overlay – Affordable Housing zoning that was adopted in anticipation of infrastructure enabling development of this zoning district. The zoning produces a surplus of eight (8) affordable units after fully addressing the 3rd Round 103-unit obligation. Five of the eight surplus units in this zoning can be used to address the 5-unit deficit in fully addressing the Prior Round obligation of 19 units. To date, there has been no development within the EGVCO AH zoning district.

2.b. In its 3rd Round Settlement Agreement with Fair Share Housing Center, Kingwood Township stipulated to investigating development of a portion of Township-owned Block 20, Lot 1 (910 County Route 519) for possible development of a group home if environmental conditions did not prevent development of the site. The site included a vacant dwelling and detached garage in varying stages of decline located on the same lot as the DPW garage. Kingwood Township's Engineer determined that the deteriorated dwelling and garage were located within an NJDEP Flood Hazard Area Control Act 300' riparian buffer of a Category One upstream water (Lockatong Creek tributary). These NJDEP regulations rendered the site undevelopable for affordable housing or group home development. After determining the environmental constraints on the property, the Township had the dilapidated and deteriorating structures removed from the site. This site was not needed to address the 3rd Round 103-unit Prospective Share obligation.

The EGVCO AH inclusionary durational adjustment zoning remains in effect for development of Kingwood Township's 103-unit 3rd Round obligation.

FOURTH ROUND FAIR SHARE PLAN

These are Kingwood Township's 4th Round affordable housing obligations and a summary of The Fair Share Plan to address each obligation:

<u>4th Round Obligation</u>	<u>Fair Share Plan</u>
Present Need: 20-units:	1. Kingwood Township's existing, Court-approved rehabilitation program.
Prospective Share: 50-units:	1. Durational adjustment inclusionary zoning to produce 64 – 81 affordable units on: <ol style="list-style-type: none"> Block 15, Lot 8.02; and Block 17, Lots 11 & 15; and 2. Mandatory Set-aside (MSO) Ordinance.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

4TH ROUND PRESENT NEED

Kingwood Township's Plan to address the 20-unit Present Need obligation is to continue the Township's 3rd Round rehabilitation program using the Court-approved rehabilitation manual and funding sources identified in the 3rd Round JCO&R. Kingwood Township will also attempt to verify that the 20-unit Present Need accurately represents the number of actual deficient housing units occupied by low- and moderate-income households. Kingwood Township may seek an adjustment of the Present Need if it is determined that the Present Need obligation warrants adjustment based a windshield survey and physical assessment of existing housing stock with one or more deficient major building systems.

Kingwood Township will rely on outside funding sources from the State of NJ and Hunterdon County as well as development fees collected in the affordable housing trust fund to fund the Township's rehabilitation program and will also commit to supplementary funding in the event of a shortfall in any of its municipal-sponsored affordable housing programs

4TH ROUND PROSPECTIVE SHARE – DURATIONAL ADJUSTMENT

Kingwood Township has a 50-unit Prospective Share 4th Round obligation, consistent with the New Jersey Department of Community Affairs (NJDC) October 2024 report and calculations identifying municipal 4th Round affordable housing responsibilities.

Kingwood Township has sufficient land, but insufficient water and sewer to support inclusionary development to address the 4th Round Prospective Share of 50-units. The existing lack of water and sewer infrastructure constitutes a durational adjustment. In accordance with Kingwood Township's 3rd Round settlement agreement with Fair Share Housing Center (2017) and Court-approved judgment of compliance and repose, Kingwood Township rezoned land most likely to develop in the Township with inclusionary zoning that is sufficient to address the entirety of the 103-unit 3rd Round Prospective Share. The lack of sewer and water situation remains unchanged in that there is no sewer, but Kingwood Township has sufficient land, which constitutes a durational adjustment. There are no existing or proposed sewer services areas identified on any municipal, County or State water quality management plan. The lack of sewer remains a constraint on the municipality in addressing the affordable housing obligation. This constitutes a durational adjustment for the 4th Round, in accordance with N.J.A.C. 5:93-4 that will be addressed through zoning.

In accordance with N.J.A.C. 5:93-4.3(c), the requirement to address the 4th Round prospective share obligation of 50 units is deferred until adequate water and sewer are available. As required, Kingwood Township shall reserve and set aside new water and/or sewer capacity, when it becomes available for low- and moderate-income housing, on a priority basis. Kingwood Township's municipal officials shall endorse all applications to the New Jersey Department of Environmental Protection (NJDEP) or its agent to provide water and/or sewer capacity, which shall include, but is not limited to, applications for centralized on-site alternative wastewater treatment options that may be approved by the NJDEP, for sites designated for the development of low- and moderate-income housing. Kingwood Township accepts and will enforce this requirement as a condition of 4th Round HE/FSP certification.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

4TH ROUND INCLUSIONARY ZONING TO ADDRESS DURATIONAL ADJUSTMENT

Kingwood Township will address the 4th Round durational adjustment by adopting inclusionary zoning at two sites to permit townhouses and rental apartment housing at sufficient densities to fully address the 50-unit Prospective Share obligation. The inclusionary zoning amendments will be applied to three (3) parcels of land situated on Route 12 in the Eastern Gateway Village Center Overlay Zone. These sites are depicted on **FIGURE 1**, entitled “Affordable Housing Sites, Kingwood Township, June 2025, and listed below:

- A portion of Block 15, Lot 8.02 Site #1.a. on FIGURE 1); and
- All of Block 17, Lots 11 & 15 (Site #1.b. on FIGURE 1).

The sites will be zoned Eastern Gateway Village Center Overlay - Affordable Housing (EGVCO-AH) and adjoin existing 3rd Round sites that were zoned with inclusionary zoning to address 3rd Round obligations that are zoned EGVCO-AH.

EGVCO-AH inclusionary zoning permits townhouse development at a density of 12 du/ac with a 20% set-aside; and/or rental apartments at a density of 16 du/ac with a 15% set-aside. Under both densities, the zoning will provide a minimum of 64 affordable housing units to address the 50-unit 3rd Round Prospective Share. The affordable unit yield for each of the two sites is listed in Table 2 below, entitled 4th Round EGVCO-AH Affordable Unit Yield.

Table 2: 4th Round EGVCO-AH Affordable Unit Yield:

Site	Gross Acres	Net. Acres	@ 12 du/ac – 20% set-aside	@ 15 du/ac – 15% set-aside
Site #1.a. Block 15, Lot 8.02	24.5	17.5	210 units x 20% =	263 units x 15% =
<i>Affordable Units:</i>			42	39
Site 1.b. Block 17, Lots 11 & 15	21.7	13.6	163 units x 20% =	204 units x 15% =
<i>Affordable Units:</i>			33	31

Kingwood Township’s proposed durational adjustment inclusionary zoning (EGVCO-AH) on these two sites will produce a range of 64 affordable housing units to 81 affordable housing units to fully address Kingwood Township’s 50-unit 4th Prospective Share.

- **Affordable unit yield: 64-81-unit vs. 50 unit 4th Round Prospective Share**

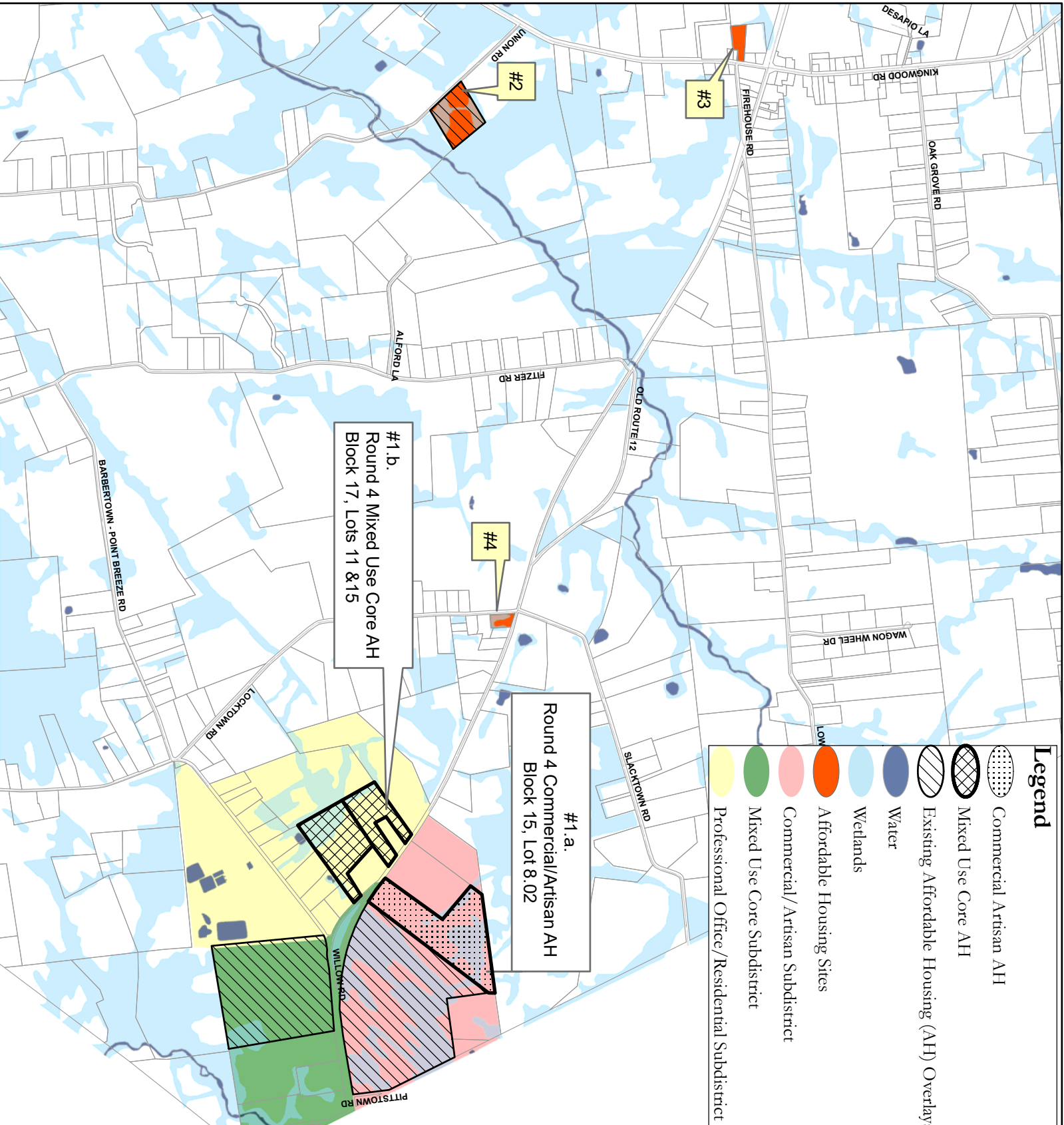
SITE SUITABILITY ANALYSIS

Figure 1
Affordable Housing Sites
Kingwood Township
June 2025

- #1 EGVC0
Round 4 Modification
- #1.a. Block 15, Lot 8.02
17.5 Net Acres
42 Affordable Units
- #1.b. Block 17, Lots 11 & 15
7.9 Net Acres
32 Affordable Units
- #2 Block 19, Lot 5
254 Union Road
7.19 Net Acres
6-7 Affordable Units
- #3 Block 12, Lot 55
1015 CR 519
1.75 Acres
5 Affordable Units
- #4 Block 17, Lot 1
878 SR 12
1.25 Acres
5 Affordable Units



Data Sources:
NJGIN Parcels 2024
NJDEP 2020 Land Use Land Cover



HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Figure 1 identifies Kingwood Township's two (2) 4th Round inclusionary zoning sites identified above and described below. Figure 1 identifies freshwater wetlands constraints that were deducted from the acreage of each site to be rezoned to identify the developable acreage for each. Neither of the two 4th Round inclusionary zoning sites is constrained by floodplain, flood hazard areas or steep slopes. Affordable unit yield calculations identified in the table above are based on unconstrained upland areas suitable for development.

1. Site #1.a.: Block 15, Lot 8.02 (843 State Highway 12).

Kingwood Township will rezone 24.5 undeveloped acres of Lot 8.02, which is a 38.2-acre site that is partially developed with a light office park uses. Lot 8.02 operates a private wastewater package treatment plant with expandable capacity. Wastewater treatment capacity can be expanded through the addition of wastewater treatment modules. The 24.5-acre portion of the site to be zoned for durational adjustment inclusionary zoning includes 17.5-acres of undeveloped, unconstrained land. The site is currently zoned Eastern Gateway Village Center Overlay, Commercial Artisan Subdistrict and the Township's existing affordable housing overlay (EGVCO-AH) will be added requiring inclusionary development.

The existing developed portion of the site includes office, retail and light industrial uses conducted wholly within one existing building on a portion of the site that will not be zoned for inclusionary zoning. The building includes a sign manufacturer, organic seed processor and a police training center. These low impact uses cause no objectional noise, odor and light uses and are compatible with high density residential uses that would be separated on the site from the existing non-residential uses. The site is available, approvable, developable and suitable.

17.5 acres of site #1.a. is unstrained land and will yield a total of 39-42 affordable units under the EGVCO-AH 12 du/ac and 15du/ac. densities.

2. Site #1.b.: Block 17, Lots 11 & 15 (834 & 832 State Highway 12)

Site #1.b. includes Lots 11 & 17. Lot 11 is an 8.8 acre residential lot that is irregularly shaped (approx. 500' x 1,000') with an adjoining 2-acre residential lot (Lot 12) within the otherwise rectangular shape of Lot 11. The parcel is slightly impacted by wetlands along the rear boundary line (i.e., approximately .9-ac). There is an existing single-family detached dwelling situated adjacent to the side lot line at a midpoint along the side lot line on the far east side of the parcel. The balance of the site is open and undeveloped and maintained as lawn and a fallow field. Adjacent to the northeast corner of Lot 11 is a special events commercial catering hall that primarily operates on weekends for special occasion events (Razberry's on 3.4-ac). The site adjoins farmland (Lot 10), municipal open land (Lot 14), a single-family detached dwelling (Lot 12), Lot 15 to the southeast. Lot 11 includes 335' of frontage on State Highway 12. Lot 15 will also be rezoned EGVCO-AH. Environmental constraints are minimal on Lot 11 and the adjoining uses are compatible with inclusionary development residential use. The parcel directly across the state highway from Site #1.a. described above and is well suited to residential development if sewer service could be provided.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Block 17, Lot 15, part of Site #1.b shown on FIGURE 1. Lot 15 shares an approximately 735' common boundary with Lot 11 (paragraph above). It is 12.9 acres in area and has approximately 8.2 acres of non-environmentally constrained land that is partially developed with a gravel parking lot used for commercial crane storage and a portable office trailer. No site plan approval was obtained for the current use of Lot 15 and the existing use of the lot is of a nature that it could be readily abandoned and redeveloped because the use is a prohibited use that the owner established in violation of the existing ordinance and Lot 15 has no local approval for the commercial crane storage use. The parcel is situated directly adjacent to Lot 11 described in the paragraph above and is situated across from the state highway from Site #1.a. described above.

Both Sites #1.a. and #1.b. shown on FIGURE 1 are adjacent to the existing 3rd Round sites zoned EGVCO-AH and the addition of these sites significantly enhance the critical mass of acreage that is already designated for inclusionary development. The two 4th Round sites include sufficient land for development of inclusionary development if sewer can be provided to the sites, and can be consolidated to accommodate large-scale, high-density residential development that Kingwood Township envisions for this prime location on the state highway in the Township. Both sites include sufficient land unencumbered by environmental constraints for development. The sites have the best access to the regional roadway network of any other site in Kingwood Township to accommodate the commuting needs of future residents and are suitable for development.

13.6 acres of site #1.a. is unstrained land and will yield a total of 31-33 affordable units under the EGVCO-AH 12 du/ac and 15du/ac. densities.

Summary.

As described above, sites #1.a. #1.b. depicted on FIGURE 1 and described above will provide a minimum of 64 affordable housing units by rezoning Block 15, Lot 8.02 and Block 17, Lots 11 & 15 with Kingwood Township's EGVCO-AH District at the following development densities and set-asides:

- 12 units per acre with a 20% set-aside for for-sale townhouses; and
- 15 units per acres with a 15% set-aside for apartments.

Kingwood Township's 4th Round durational adjustment inclusionary zoning addresses Kingwood Township's 50-unit 4th Round Prospective Share with an affordable unit yield of 64 – 81 affordable units.

In accordance with N.J.A.C. 5:93-4.3(c), Kingwood Township shall reserve and set aside new water and/or sewer capacity, when it becomes available for low- and moderate-Income housing, on a priority basis. Kingwood Township's municipal officials shall endorse all applications to the New Jersey Department of Environmental Protection

(NJDEP) to provide water and/or sewer capacity, which shall endorsement of applications for centralized on-site alternative wastewater treatment options that may be approved by the NJDEP, for sites designated for the development of low- and moderate-income housing.

Fourth Round Affordable Housing Requirements

The 2024 FHA amendments identify the following affordable housing requirements (compliance parameters):

“C.52:27D-311.1. A municipality may [1] **not** satisfy **more than 30 percent** of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation through the creation **of age-restricted housing**. A municipality shall satisfy [2] **a minimum of 50 percent of the actual affordable housing units**, exclusive of any bonus credits, created to address its prospective need affordable housing obligation through the creation of housing **available to families with children** and otherwise in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321). A municipality shall satisfy [3] **a minimum of 25 percent of the actual affordable housing units**, exclusive of any bonus credits, to address its prospective need affordable housing obligation, **through rental housing**, [4] **including at least half** of that [rental] number **12.5%** available to families with children. All units referred to in this section shall otherwise be in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321).

“C.52:27D-329.1_7. Housing elements and fair share plans adopted pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) shall ensure that [5] **at least 13 percent** of the housing units made available for occupancy by low-income and moderate-income households to address a municipality’s prospective need obligation will be **reserved for** occupancy by **very low income households**, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), [6] **with at least half of such units made available for families with children**. The 13 percent shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality’s prospective need obligation.

Kingwood Township will amend the Township’s Affordable Housing Ordinance to include these compliance parameters identified in the 2024 FHA amendments. Kingwood Township’s durational adjustment inclusionary zoning does not prohibit nor require for age-restricted units. All housing provided for shall be available to families, unless a developer proposes age-restricted housing development, in which case nor more than 30% of the affordable units provided shall be age-restricted.

All affordable housing units will meet the required bedroom distribution, controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, UHAC, (N.J.A.C. 5:80-26.1) as shown through the adoption of an

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Affordable Housing Ordinance ([Appendix G](#)). Kingwood Township has appointed an Administrative Agent and Affordable Housing Liaison, provided in [Appendix H](#). The Township's affordable housing program will be administered in accordance with the Affirmative Marketing Plan provided in [Appendix I](#).

ADDITIONAL 4TH ROUND AFFORDABLE HOUSING OPPORTUNITIES

FIGURE 1 identifies three additional non-inclusionary sites that may provide an opportunity for affordable housing development. These sites are labeled #2, #3 and #4 on FIGURE 1. These sites are identified as potential sites for development during the 4th Round.

Site #2: Block 19, Lot 5, 254 Union Road (Ukarish Farm), is a 7.48-acre municipally-owned affordable housing site that Kingwood Township acquired to develop affordable housing and address affordable housing obligations. During the 3rd Round, Kingwood Township expended Affordable Housing Trust Fund funds gaining local approvals for development of the site as a Habitat-For-Humanity development project consisting of six (6) duplex units of affordable housing, including extensive engineering expenses and application fees. Kingwood Township also expended considerable local efforts to secure regulatory agency approvals for the project, including Delaware and Raritan Canal Commission approval, Board of Health approvals for septic systems and local approvals for individual potable wells to serve the homes under the Township's well ordinance (Kingwood Township's underlying bedrock geology is a poor source as a groundwater supply). Kingwood Township secured zoning approvals for the six (6) unit project from the Zoning Board of Adjustment in 2012 to allow attached duplex on reduced lot sizes (i.e. 1-acre \pm) for the proposed affordable housing development project. Kingwood Township entered into an agreement with Habitat-For-Humanity and jointly marketed the proposed housing project to prospective income-eligible purchasers; however, despite repeated attempts and advertisements to attract income-eligible households for the project, no qualified affordable households could be identified. Failing to attract prospective homeowners, Habitat-For-Humanity withdrew its interest in the site for development. This was due, at least in part, to the somewhat remote location of this site relative to more developed portions of Hunterdon County, the lack of public transportation and accessibility to the nearest commercial services that are located in Flemington approximately 8.5 miles to the east, and improvement costs related to septic systems and potable wells.

The Ukarish Farm remains available for affordable housing development. After expending considerable effort and expense with Habitat-For-Humanity to develop the site, Kingwood Township sought public/private partnerships to develop the site with affordable housing. An experienced local private developer was identified with interest in developing the site; however, additional subsidy was required to render the project economically viable and the developer has since abandoned interest in the project due to the lack of sewer and expense related to development of wastewater treatment facilities. The Kingwood Township Housing Board has actively sought interest in the site and most recently in 2024 engaged in discussion for transitional housing with a religiously affiliated group; however, no proposal has yet developed to be included as part of Kingwood Township's 3rd Round Housing Plan.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Kingwood Township will continue to conduct outreach to develop affordable housing development on Block 19, Lot 5 and will commit the site to development once a viable affordable housing proposal is identified. The 2012 6-unit development approval has since lapsed, but could be revived if an interested developer could be identified.

Site #3, Block 12, Lot 55, 1015 County Route 519 (CR 519) in Baptistown near the Route 12 / CR 519 intersection. It is a 1.75-acre site occupied by a deteriorating 4-unit apartment building that is privately owned by a local developer. The developer has expressed interest in zoning to redevelop the site with 10 apartments, including 5 market-rate units and 5 affordable units. Kingwood Township will rezone the site to permit redevelopment of the site with a total of ten (10) apartments.

Site #4, Block 17, Lot 1, 878 State Highway 12 is 1.25-acre vacant lot at the corner of Route 12 and Locktown Road. The site is approximately 50% constrained by wetlands, but may have enough developable land outside of the environmentally constrained area to construct a 5-unit affordable apartment building, which can only be determine through an assessment by the developer's environmental consultant. The site is a clear, level lot that is located on the state highway (SR12), adjoins farmland, residential use and a transmission repair shop on the state highway. Kingwood Township will rezone this site to permit the development of 5-affordable housing units to accommodate the developer's request for consideration of Lot 1 as an affordable housing site; however, until accurate environmental constraints information is developed, the potential for development of the site remains in question.

REDEVELOPMENT

Opportunities for development and redevelopment in Kingwood Township are limited by the Township's lack of water and sewer. This is the primary constraint that Kingwood Township has in addressing the 4th Round Prospective Share. The Township is rural with a very low population density (108.4 persons per sq. mi. in the 2020 Decenial Census, approximately one-third of the population density of Hunterdon County, which is among the lowest population density in the state. As such, there has been very little development over time. Sites that are potentially redevelopable include some commercial sites on the Route 12 State Highway, including:

1. An abandoned 1-story bank with a drive-through (Block 11, Lot 1 (1.1-ac)) – The site has a circular driveway with paved parking that is in poor condition and two driveway access points to CR 519 adjacent to the Route 12 traffic light in Baptistown. The owner of this site has approached the Planning Board about multi-commercial tenant adaptive reuse of the site, but had not secured site plan approval due to parking limitations. The site is best suited to another commercial use that could add to the limited supply of commercial services in the Township because this area of the Township is remote from the existing established commercial and employment center in Flemington, located approximately 8 miles to the east. The abandonment and obsolete layout of the building and improvements could warrant a Redevelopment Area designation under the LRHL; however, the site is not well suited to residential

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

redevelopment, and could yield only one affordable unit at a density of 6 dwelling units to the acre.

2. A transmission repair shop (Block 17, Lot 3 (1-acre)), which includes an older 2-story repair garage. The repair garage occupies the first floor and it appears that office and storage uses occupy the second story of the business. There are two driveways in deteriorating condition providing access to the business and there are over a dozen unlicensed and inoperable vehicles strewn about the property. However, it is a sole proprietorship and the owner is dependent upon the business for his livelihood. Despite exhibiting conditions that could warrant a Redevelopment Area designation under the LRHL, the parcel could only yield only one affordable unit if developed at a density of six dwelling units per acre.
3. An undeveloped portion of Block 15, Lot 8.02, which is partially developed with an office park use in one light industrial use building with driveways and parking that occupies only about 25% of the parcel. This parcel is one of the sites that Kingwood Township will zone to address the durational adjustment with inclusionary zoning because the balance of the site is undeveloped. It is the site with an existing, private, on-site modular wastewater treatment system that can be increased in capacity by adding modules to the treatment plant. Kingwood Township selected this site for inclusionary zoning because of this private wastewater treatment facility that can be expanded to accommodate high-density residential development, which is needed to address affordable housing obligations.

FUNDING

The Township has amended the existing Development Fee Ordinance ([Appendix J](#)) in conformance with updated regulations. The Township is seeking a waiver regarding the preparation of the Spending Plan at this time. The Township has a development fee ordinance but has no funds in the Affordable Housing Trust Fund. The redevelopment of the remaining properties are intended to provide their fair share, 20%, of affordable housing units and therefore will not be subject to the development fee. As such, the Township has no funds to expend from the Trust fund, and the mechanisms to address affordable housing do not involve Township subsidies. Therefore, the Township is seeking a waiver under NJAC 5:93-15.1

MULTIGENERATIONAL FAMILY HOUSING

The amended Fair Housing Act requires:

“An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the **Multigenerational Family Housing Continuity Commission**, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);”

The duties of the Commission are to prepare and adopt recommendations on how governments, community groups, and private entities can advance the goal of enabling senior citizens to

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

reside at the home of their extended families. The Township ordinances do not impede the Commission's goals for seniors to live with extended family members. The Kingwood Township Affordable Housing Ordinance (Chapter 83) does not, nor does any other chapter of the Township's general ordinances define "FAMILY". As part of 4th Round updates to the affordable housing ordinance, the ordinance will be amended to include the following definition of "FAMILY", "*Any number of persons, whether or not related by blood, marriage or adoption, living together as a single housekeeping unit and using certain rooms and housekeeping facilities in common.*" All dwelling units in the Township are intended as living facilities for a family and there are no definitions or regulations restricting a household comprised of unrelated individual from living together in a single-family dwelling, or any type of dwelling unit. Therefore, the Township's ordinance does not inhibit the ability for seniors to reside with extended family members.

RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The entirety of Kingwood Township is designated Rural Planning Area and Environmentally Sensitive Rural Planning Area, with the predominant designation being Environmentally Sensitive Rural Planning Area. The Planning objectives for the Rural Planning Area include the maintenance of valuable, productive farmland and vast expanses of agricultural resource areas and in the Environmentally Sensitive Rural Planning Area the same objectives, while also protecting environmentally sensitive natural resources. Limiting growth and growth inducing infrastructure and concentrating development are also important objectives for the Rural Planning Area to minimize the fragmentation and loss of farmland areas to prevent degradation of environmentally sensitive areas. As such to achieve the goal of addressing the municipal affordable housing obligations, Kingwood Township chooses to designate concentrated, high-density inclusionary zoning in the Eastern Gateway Village Center Overlay (EGVCO) Zone on Route 12, which is located in closest proximity to the employment and commercial centers located to the east of Kingwood Township where travel time to jobs and daily necessities is the shortest distance between those resources and new housing, and the loss of Rural Planning Area resources is limited to the greatest extent achievable in deference to State Plan Rural Planning goals and objectives. Therefore, Kingwood Township's designation of durational adjustment inclusionary zoning at densities needed to address affordable housing responsibilities is least disruptive to and minimizes the fragmentation of the Township's agricultural land base and the Rural Planning Area.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

HOUSING ELEMENT PLAN

Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2023 American Community Survey (ACS) 5-year estimates, which the Census now utilizes for demographic and housing data reporting.

According to the 2023 Census, the Township had 1,623 housing units, of which 1,603 (99%) were occupied. Table A1 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 82% in the County), there were 82 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 11%, compared to 14% in Hunterdon County and 36.3% in the State. The Township's housing stock indicates a stable residential community with limited rental options.

Table A1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,541	20	1,521	1,430	91
1, attached	22	0	22	0	22
2	39	0	39	0	39
3 or 4	0	0	0	0	0
5+	21	0	21	0	21
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	1,623	20	1,603	1,430	173

Source: 2023 ACS 5-year estimates B25032 and B25024

Table A2 indicates the year housing units were built by tenure, while Table A3 compares the Township to Hunterdon County and the State. The distribution of housing units by year built highlights a mix of older and newer structures, with the majority of homes constructed between the 1980s and pre-1940s. The largest share of housing was built between 1980 and 1989, comprising 21.2% (344 units) of the total, followed by pre-1940 homes at 19.1% (310 units) and those built in the 1990s at 14.4% (234 units). More recent construction, including homes built after 2000, accounts for only 14% of the housing stock, with a noticeable decline in development post-2010. Rental units are concentrated in pre-1940 homes (68 units) and those from the 1970s (68 units), as well as a smaller share from the 1980s (21 units) and 1960s (16 units). Older housing stock suggests potential concerns for maintenance and modernization, particularly for renter-occupied units. The presence of older housing stock is one of the factors that correlates highly

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

with filtering. Filtering is a downward adjustment of housing needs that recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Table A2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2020 or later	0	0.0%	0	0	0	0
2010 - 2019	69	4.3%	0	69	69	0
2000 – 2009	157	9.7%	0	157	157	0
1990 – 1999	234	14.4%	20	214	214	0
1980 – 1989	344	21.2%	0	344	323	21
1970 – 1979	203	12.5%	0	203	135	68
1960 – 1969	71	4.4%	0	71	55	16
1950 - 1959	177	10.9%	0	177	177	0
1940 – 1949	58	3.6%	0	58	58	0
Pre-1940	310	19.1%	0	310	242	68
Total	1,623		20	1,603	1,430	173

Source: 2023 ACS 5-year estimates DP-04 and B25036

Table A3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. Kingwood had a larger percentage of units built in the 1950s, 1970s, and 2000s than did the County or State and a smaller percentage of units built in the 1940s and after 2020.

Table A3: Comparison of Year of Construction for Township, County, and State

Year Built	%		
	Kingwood Township	Hunterdon County	New Jersey
2020 or later	0.0%	1.4%	2%
2010 - 2019	4.3%	3.1%	6%
2000 – 2009	9.7%	7.9%	9%
1990 – 1999	14.4%	16.0%	8%
1980 – 1989	21.2%	21.5%	12%
1970 – 1979	12.5%	10.5%	12%
1960 – 1969	4.4%	10.1%	13%
1950 - 1959	10.9%	7.6%	13%
1940 – 1949	3.6%	4.0%	6%
Pre-1940	19.1%	18.0%	18%
Median Year	1980	1980	1970

Source: 2023 ACS 5-year estimates B25034 and B25035

The 2023 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 A4 and A5, respectively. Table

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

A4 indicates that renter-occupied units are mostly (87%) one and two-person households, with 66% of owner-occupied units having fewer than two persons.

Table A4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	283	171	112
2 persons	808	769	39
3 persons	233	233	0
4 persons	173	173	0
5 persons	106	84	22
6 persons	0	0	0
7+ persons	0	0	0
Total	1,603	1,430	173

Source: 2023 ACS 5-year estimates B25009

The distribution of housing units by bedroom count indicates that the majority of homes in the area are larger, family-sized units, with three-bedroom and four-bedroom homes making up the bulk of the housing stock. Three-bedroom units are the most common, comprising 43.6% (708 units) of the total, followed by four-bedroom units at 33.1% (538 units). Meanwhile, smaller units are relatively limited, with one-bedroom homes accounting for only 8.6% (140 units) and two-bedroom units at 9.7% (158 units). Notably, there are no studio (zero-bedroom) units in the housing stock.

Regarding tenure, homeownership is the dominant form of occupancy, particularly among three-bedroom, four-bedroom, and five-bedroom homes, which are almost exclusively owner-occupied. Three-bedroom units have 618 owner-occupied homes versus only 90 renter-occupied homes, while four- and five-bedroom units are entirely owner-occupied. In contrast, rental housing is more concentrated among smaller units, with one-bedroom (37 renter-occupied) and two-bedroom (46 renter-occupied) homes making up most of the rental stock.

Table A5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	0	0.0%	0	0	0
1 bedroom	140	8.6%	140	103	37
2 bedrooms	158	9.7%	158	112	46
3 bedrooms	708	43.6%	708	618	90
4 bedrooms	538	33.1%	518	518	0
5+ bedrooms	79	4.9%	79	79	0

Source: 2023 ACS 5-year estimates DP-04 and B25042

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Table A6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2023 to those of the County and State. The Township's average household size for owner-units was lower than the State and County, with the renter-occupied units significantly less than both. Kingwood Township has smaller household sizes (2.38 overall) compared to Hunterdon County (2.50) and New Jersey (2.58).

Table A6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Kingwood Township	2.38	2.46	1.75
Hunterdon County	2.50	2.57	2.10
New Jersey	2.58	2.72	2.32

Source: 2023 ACS 5-year estimates B25010

The distribution of number of bedrooms per unit is shown in Table A7. The Township had fewer units with zero (0) to three (0) bedroom units and a higher percentage of four or more-bedroom units than the State but comparable to the County.

Table A7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Kingwood Township	8.6%	53.3%	38%
Hunterdon County	8.4%	51.8%	39.7%
New Jersey	18%	57%	26%

Source: 2023 ACS 5-year estimates DP-04

In addition to data concerning occupancy characteristics, the 2023 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used 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 A2), are the following:

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.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Table A8 compares the Township, County, and State for some of the above indicators of housing quality. The Township has no units that are overcrowded and have inadequate plumbing or kitchen facilities. These indicators suggest relatively high housing quality in the Township.

Table A8: Housing Quality for Township, County, and State

Condition	%		
	Kingwood Township	Hunterdon County	New Jersey
Overcrowding	0%	.8%	4%
Lacking Complete plumbing Facilities	0%	.5%	.3%
Lacking Complete Kitchen Facilities	0%	.7%	.8%

Source: 2023 ACS 5-year estimates DP-04

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. Most homes fall within the \$500,000–\$999,999 range, with a median home value of \$515,900. High home values reflect a stable housing market but may present affordability barriers for lower-income residents. Future housing initiatives may consider affordable housing expansion.

Table A9: Value of Residential Units

Value	Number	%
Less than \$50,000	32	2.2%
\$50,000 to \$99,999	27	1.9%
\$100,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	59	4.1%
\$200,000 to \$299,999	20	1.4%
\$300,000 to \$499,999	538	37.6%
\$500,000 to \$999,999	711	49.7%
\$1,000,000 or more	43	3.0%
Median (dollars)	\$515,900	

Source: 2023 ACS 5-year estimates DP-04

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

The majority of rental units exceed \$1,000 per month with the median rent at \$1,383. Rental affordability is a concern, as high rents may exclude lower-income households. Increasing affordable rental units could address housing accessibility challenges.

Table A10: Gross Rents for Specified Renter-Occupied Housing Units

Contract Monthly Rent	Number	%
Less than \$500	21	20.0%
\$500 to \$999	23	21.9%
\$1,000 to \$1,499	16	15.2%
\$1,500 to \$1,999	22	21.0%
\$2,000 to \$2,499	23	21.9%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (contract rent)	\$1,383	

Source: 2023 ACS 5-year estimates DP-04

The data in Table A11 indicate that in 2023 there were 256 households earning less than \$35,000 annually. Many households earning under \$75,000 experience housing cost burdens, spending more than 30% of their income on housing. A figure of 30% is considered the limit of affordability for housing costs.

Table A11: Household Expense in 2023 by as a Percentage of Household Income in 2023

Income	Number of Households	Less than 30%	More than 30%
< \$20,000	98	21	77
\$20,000 – 34,999	72	22	50
\$35,000 - \$49,999	86	20	66
\$50,000 - \$74,999	139	16	123
\$75,000 +	1,140	920	220

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

Source: 2023 ACS 5-year estimates S2503

Tables A12 and A13 show the production and demolition of housing units in the Township. The data on housing units authorized for new construction and demolished from 2013 to 2024 highlights a modest rate of residential development with an exclusive focus on single-family housing. Over this period, a total of 52 new housing units were authorized, with annual approvals fluctuating between 0 and 9 units per year. All but one of these units fell under the 1&2 family category, with only a single mixed-use unit approved in 2016.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

At the same time, 18 housing units were demolished between 2013 and 2023, with activity concentrated in the earlier years. The highest number of demolitions occurred in 2013 (6 units), followed by smaller annual reductions, with no demolitions recorded in 2017, 2018, 2022, or 2023. While demolitions have slowed in recent years, the overall net housing gain is relatively low, given that new construction barely outpaces removals.

Table A12: Housing Units Authorized by Building Permits for New Construction 2013-2024

Year	Total	1&2 family	Multifamily	Mixed use
2013	4	4	0	0
2014	5	5	0	0
2015	2	2	0	0
2016	3	2	0	1
2017	5	5	0	0
2018	9	9	0	0
2019	6	6	0	0
2020	7	7	0	0
2021	9	9	0	0
2022	2	2	0	0
2023	0	0	0	0

Source: New Jersey Department of Community Affairs, Development Trend Viewer

Table A13: Housing Units Demolished 2013-2024

Year	Total	1&2 family	Multifamily	Mixed use
2013	6	6	0	0
2014	3	3	0	0
2015	1	1	0	0
2016	3	3	0	0
2017	0	0	0	0
2018	0	0	0	0
2019	1	1	0	0
2020	2	2	0	0
2021	2	2	0	0
2022	0	0	0	0
2023	0	0	0	0

Source: New Jersey Department of Community Affairs, Development Trend Viewer

Table A14 shows certificates of occupancy in square feet for non-residential uses between 2013 and 2023. The data on non-residential space receiving Certificates of Occupancy (CO) from 2013 to 2023 shows fluctuating levels of commercial and industrial development, with notable peaks and declines. The highest volume of new non-residential space was recorded in

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

2016, with 74.4 thousand square feet, followed by 2019 (44.5 thousand square feet) and 2020 (27.7 thousand square feet). Other years, such as 2013 (23.4 thousand square feet), 2017 (16.1 thousand square feet), and 2021 (25 thousand square feet), also saw moderate development activity. However, in 2023, no new non-residential space was recorded.

Table A14: Square Feet of Non-residential Space CO

Year	Total (thousands)
2013	23.4
2014	7.0
2015	2.
2016	74.4
2017	16.1
2018	10.8
2019	44.5
2020	27.7
2021	25
2022	11.8
2023	0

New Jersey Department of Community Affairs, CO Yearly Summary
<https://www.nj.gov/dca/codes/reporter/co.shtml>

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD 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 2023 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2023.

The 2020 Decennial Census indicates that the Township had 3,802 residents, or 20 more residents than in 2000, representing a population increase of approximately .5%. The Township's .5% increase from the 2000's compares to a 6% increase in Hunterdon County and 10% in New Jersey.

The age distribution of the Township's residents is shown in Table A15. The Township, similar to most areas in the State and Country, has an aging population, with a higher percentage of residents over 45 compared to county and state averages.

Table A15: Population by Age

Age	% Persons
Under 5 years	3.8%
5 to 9 years	7.2%
10 to 14 years	3.0%
15 to 19 years	4.9%
20 to 24 years	2.3%
25 to 34 years	13.5%
35 to 44 years	11.5%
45 to 54 years	15.1%
55 to 59 years	7.5%
60 to 64 years	7.0%
65 to 74 years	16.7%
75 to 84 years	7.0%
85 years and over	0.6%
Median Age	47.8

Source: 2023 DP-05 ACS 5-year Estimates

Table A16 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 45-54 age category, where the Township had a larger proportion than the County and State. The Township generally had more persons in the 55 and older age categories than the County and State.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Table A16: Comparison of Age Distribution for Township, County, and State (% of persons)

Age	Kingwood Township	Hunterdon County	New Jersey
Under 5 years	3.8%	4.8%	5.6%
5 to 9 years	7.2%	4.8%	5.8%
10 to 14 years	3.0%	5.8%	6.3%
15 to 19 years	4.9%	5.7%	6.3%
20 to 24 years	2.3%	5.2%	5.9%
25 to 34 years	13.5%	9.9%	12.7%
35 to 44 years	11.5%	12.3%	13.3%
45 to 54 years	15.1%	13.4%	12.8%
55 to 59 years	7.5%	8.6%	6.6%
60 to 64 years	7.0%	8.4%	6.8%
65 to 74 years	16.7%	12.3%	10.3%
75 to 84 years	7.0%	6.7%	5.5%
85 years and over	0.6%	2.2%	1.9%
Median	47.8	46.2	40.4

Source: 2023 DP-05 5-year estimates

Table A17 provides Census data on household size for the Township, while Table A18 compares household sizes in the Township to those in Hunterdon County and the State. The Township has more households with two persons than the County or State and fewer in the other categories.

Table A17: Persons in Household

Household Size	%
1 person	17.7%
2 persons	50.4%
3 persons	14.5%
4 or more persons	17.4%
Average Household Size	2.38

Source: 2023 ACS 5-year Estimates U.S. Census, S2501.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Table A18: Comparison of Persons in Household for Township, County, and State (% of households)

Household Size	Township	County	State
1 person	17.7%	21.7%	26.2%
2 persons	50.4%	37.0%	31.7%
3 persons	14.5%	18.0%	17.0%
4+ persons	17.4%	23.3%	25.0%
Average household Size	2.38	2.5	2.58

Source: 2023 ACS5-year estimate S2501 and S1101

Table A19 presents a detailed breakdown of the Township's population by household type and relationship. Family households dominate, but non-family households account for a substantial portion (24%). Planning should include housing that accommodates both family and non-family households, ensuring a diverse and inclusive housing market for senior housing options as demand increases.

Table A19: Persons 65+ by Household Type and Relationship

	Persons
In households:	925
In family households:	707
Householder:	320
Male	243
Female	77
Spouse	370
Parent	17
Parent-in-law	0
Other relatives	0
Nonrelatives	0
In nonfamily households:	218
Householder:	173
Male:	83
Living alone	40
Not living alone	43
Female:	90
Living alone	90
Not living alone	0
Nonrelatives	45
In Group Quarters	2

Source: 2023 ACS B09020 5-year estimate.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

Table A20 provides 2023 income data for the Township, County, and State. The Township's per capita and family incomes were higher than the County and State. Higher incomes suggest economic stability.

Table A20: 2023 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Kingwood Township	\$75,216	\$146,927	\$169,922
Hunterdon County	\$69,860	\$137,275	\$159,970
New Jersey	\$53,118	\$99,781	\$121,944

Source: 2023 U.S. Census ACS 5 Year Estimates B19301 and S1901,

Table A21 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2023. According to the data in Table A21, the Township had proportionately fewer persons qualifying for poverty status than the State and the County.

**Table A21: Poverty Status for Persons and Families for Township, County, and State
(% with 2023 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Kingwood Township	2.7%	2.1%
Hunterdon County	4.9%	3.6%
New Jersey	9.8%	7%

Source: 2023 ACS 5-year estimates S1701 and S1702

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table A22 provides a comparison of the median year households moved into their current residences. This is a surrogate measure of the mobility/stability of a population. A higher percentage of homeowners and renters have resided in the same home longer compared to county and state averages.

Table A22: Comparison of Median Year Householder Moved Into Unit for Township, County, and State

Jurisdiction	Owner Occupied	Renter Occupied
Kingwood Township	2007	2016
Hunterdon County	2010	2019
New Jersey	2010	2019

Source: 2023 ACS 5-year estimates B25039

Table A23 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that fewer Township residents achieved a high school diploma or bachelor's than the state but lower than the county.

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

**Table A23: Educational Attainment for Township, County, and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Kingwood Township	94.4%	50.9%
Hunterdon County	95.6%	58.7%
New Jersey	90.7%	42.9%

Source: 2023 ACS 5-year estimates DP02

The 2023 Census also provides data on the means of transportation that people use to reach their place of work. Table A24 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. However, the Township has a higher percentage of those who walk to work in comparison to the County and State. This may be an indication of residents taking advantage of remote work opportunities since the pandemic.

Table A24: Means of Transportation to Work for Township, County and State Residents (Workers 16 years old and over)

	Kingwood Township	Hunterdon County	New Jersey
Car, truck, or van -- drove alone	71.0%	72.8%	63.7%
Car, truck, or van -- carpooled	0.0%	5.0%	7.7%
Public transportation (excluding taxicab)	0.0%	1.2%	8.5%
Walked	4.9%	1.5%	2.6%
Other means	0.0%	0.4%	2.4%
Worked from home	24.1%	19.0%	15.0%

Source: 2023 ACS 5-year estimates DP-03

The local economy is diverse, with employment spread across various industries, though certain sectors dominate the workforce. Retail trade is the largest employer, accounting for 17.7% of jobs (388 workers), followed by professional, scientific, and administrative services at 14.1% (308 workers), and construction at 10.9% (239 workers). Education, healthcare, and social assistance collectively employ 12.4%, while finance, insurance, and real estate make up 9.6% of the workforce. Public administration also plays a key role, employing 8.6% of workers, indicating a reliance on government jobs. Manufacturing and other service-related industries each account for

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

7.1% of employment, while the arts, entertainment, and food services sector remains relatively small at 5.4%.

Sectors like agriculture (1.0%), transportation and warehousing (1.6%), and wholesale trade (2.3%) represent a minor portion of employment, suggesting limited engagement in logistics, supply chain, and primary industries. Similarly, the information sector remains underdeveloped, comprising only 2.3% of jobs. The strong presence of retail and service-oriented employment suggests economic vulnerability to shifts in consumer spending, while the high percentage of construction jobs may reflect ongoing development but potential employment instability tied to market fluctuations.

Table A25: Employment by Industry

Industry	Persons	%
Civilian employed population 16 years and over	2,188	
Agriculture, forestry, fishing and hunting, and mining	21	1.0%
Construction	239	10.9%
Manufacturing	155	7.1%
Wholesale trade	50	2.3%
Retail trade	388	17.7%
Transportation and warehousing, and utilities	35	1.6%
Information	51	2.3%
Finance and insurance, and real estate and rental and leasing	209	9.6%
Professional, scientific, and management, and administrative and waste management services	308	14.1%
Educational services, and health care and social assistance	271	12.4%
Arts, entertainment, and recreation, and accommodation and food services	118	5.4%
Other services, except public administration	155	7.1%
Public administration	188	8.6%

Source: 2023 ACS 5-year estimates DP-03

HOUSING ELEMENT AND FAIR SHARE PLAN
KINGWOOD TOWNSHIP

The employment rate, according to the 2023 census shows that the Township had more people employed and in the labor force than the county or state and less unemployment than the state but comparable to the county percentages.

Table A26: Labor Force and Employment (%)

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Kingwood Township	69.8%	66.6%	3.2%
Hunterdon County	65.8%	63.6%	2.2%
New Jersey	66.2%	62.1%	4.1%

Source: 2023 ACS 5-year estimates DP-03

The forecast for employment and population growth from 2015 to 2050 suggests modest but steady expansion over the coming decades. The population is projected to grow from 3,915 in 2015 to 4,396 by 2050, reflecting an annualized growth rate of 0.3%. Meanwhile, employment is expected to rise from 934 jobs in 2015 to 1,144 by 2050, with a slightly higher annualized growth rate of 0.6%.

While both population and employment are anticipated to grow, the slower rate of population growth compared to employment could indicate a shift in economic opportunities or workforce participation trends. The increase in jobs suggests a potential expansion of business activity, though whether these jobs align with local skills and industries will impact economic stability.

Table A27: Forecast for Employment and Population

	2015	2050	Annualized % Change 2015-2045
Population	3,915	4,396	.3%
Employment	934	1,144	.6%

Source: NJTPA Municipal Forecasts 2015-2050 Appendix E

Overall, the forecast reflects a stable, slow-growing community with a slightly stronger employment expansion relative to population growth.