

**RESOLUTION PB-2025-017****PLANNING BOARD  
TOWNSHIP OF WAYNE,  
COUNTY OF PASSAIC NEW JERSEY****ADOPTING 2025 HOUSING ELEMENT AND FAIR SHARE PLAN**  
(Mt. Laurel; Fourth Housing Round).

**WHEREAS**, on March 20, 2024, the New Jersey Governor signed into law P.L. 2024, c.2, which amended various provisions of the New Jersey Fair Housing Act, N.J.S.A. 52:27D301 et seq. ("FHA-2"); and

**WHEREAS**, the FHA-2 sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

**WHEREAS**, amongst other things, P.L. 2024, c. 2 abolished the Council on Affordable Housing ("COAH"), created the Affordable Housing Dispute Resolution Program ("Program") and established new procedures and deadlines for municipalities to come into compliance with the FHA and the *Mount Laurel* doctrine for each future ten year affordable housing round beginning with the Fourth Round, which starts on July 1, 2025 and ends on June 30, 2035; and

**WHEREAS**, in December 2024 the Administrative Office of the Courts issued Directive #14-24, which sets forth additional procedures all municipalities must follow to be in compliance with the FHA in order to maintain immunity from exclusionary zoning and builder's remedy litigation through the Program process set forth in P.L. 2024, c. 2; and

**WHEREAS**, the Township of Wayne has duly filed an action with the Affordable Housing Dispute Resolution Program ("Program"), which action is entitled "In The Matter Of The Application Of The Township Of Wayne, A Municipal Corporation Of The State Of New Jersey And The Planning Board Of The Township Of Wayne", filed under docket number PAS-L-000288-25 on or about January 23, 2025 ("2025 Action"); and

**WHEREAS**, the FHA-2 requires, among other things, that municipalities prepare and adopt a Housing Element & Fair Share Plan on or before June 30, 2025; and

**WHEREAS**, as a result of the passage of the FHA-2 and pursuant thereto, The Township of Wayne ("Wayne" or "Township"), by way of duly adopted Resolution 58 of 2025, adopted at public hearing of January 22, 2025, and duly filed/uploaded to the Court (and thus to the State's Affordable Housing Dispute Resolution Program) as part of the 2025 Action, and committed to adopting a Fourth Round Housing Element and Fair Share Plan ("Fourth Round HEFSP") by June 30, 2025 and adopting the Township's precertified/unadjusted Fourth Round affordable housing obligations; and

**WHEREAS**, on March 20, 2025, Passaic County Mount Laurel Judge, the Honorable Darren J. DelSardo, P.J.Cv., issued an Order on the recommendation of the assigned Program Member in the Township's 2025 Action, determining the Township to have a Round Four Present Need Obligation of 162 affordable units and a Round Four gross Prospective Need Obligation of 1,000 affordable units; and

**WHEREAS**, the Township Planner and Planning Consultants have since prepared the Township's 2025 Housing Element & Fair Share Plan ("Fourth Round HEFSP") which has been reviewed by the Planning Board of the Township of Wayne ("Board"); and

**WHEREAS**, the Planning Board of the Township of Wayne held a public hearing on the 2025 Housing Element & Fair Share Plan on June 30, 2025, for which the required public notice was duly and timely given; such notice being published in the Township's official newspaper, which newspaper is in general circulation within the municipality, and such notice being served on all surrounding municipalities, and upon any military facility commander of a military facility which has registered with the municipality pursuant to section 1 of P.L.2005, c.41 (C.40:55D-12.4) (there being none so registered), and such notice being posted on the Township's official bulletin board and timely posted on the Township's official website along with a copy of the proposed 2025 Housing Element and Fair Share Plan (available for inspection and download), and said Plan being made available for public inspection at the offices of the municipality; and notice having been given

to the New Jersey Office of Planning Advocacy, and the Passaic County Planning Board at least ten (10) days in advance thereof in accordance with N.J.S.A. 40:55D-13 and N.J.S.A. 40:49-1 et seq.; and

**WHEREAS**, the Board has since reviewed the Township's proposed 2025 Fourth Round Housing Element and Fair Share Plan and has not determined to make any amendments except for correction of several typographical errors and correction of the listing of Township officials; and

**WHEREAS**, the Board, after due consideration and deliberation, is satisfied that the proposed 2025 Fourth Round Housing Element & Fair Share Plan is consistent with the goals and objectives of the municipal Master Plan and is in compliance with the New Jersey Fair Housing Act, N.J.S.A. 5227D301 et seq., as amended, and with the Mount Laurel Doctrine, and that the implementation of same is in the public interest and promotes the general welfare; and

**WHEREAS**, by this Resolution, the Board does hereby approve the Township's 2025 Fourth Round Housing Element and Fair Share Plan, as amended.

**NOW THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Wayne, Passaic County, New Jersey, that the Board does hereby approve and adopt the Township's 2025 Fourth Round Housing Element & Fair Share Plan, prepared by Kyle + McManus Associates of Hopewell, New Jersey and T and M Associates of Middletown, New Jersey, in the form presented, as amended; and


**BE IT FURTHER RESOLVED**, that the Board directs that the said Plan be duly signed by the appropriate Planning Professionals, marked as having been approved and adopted by the Board and filed with the appropriate government agencies within the time required or otherwise directed therefor.

On the 30<sup>th</sup> day of June, 2025, a MOTION was made at the Board's public hearing by Member Falcone and seconded by Member Marini to approve and adopt the foregoing Resolution as drafted.

#### ROLL CALL VOTE UPON OF RESOLUTION

Board Member	Yea	Nay	Abstain	Absent or Not Vote Eligible
Edge, Ryan	X			
Falcone, Richard	X			
Fattal, Michael, <i>Councilman</i>	X			
Lane, Daniel	X			
Marini, Armand, Vice Chair	X			
Okun, Scott	X			
Troia, Frank	X			
Vergano, Christopher, <i>Mayor</i>	X			
Natoli, John, <i>Chair</i>	X			
<i>Alternates</i>	--	--	--	--
--	--	--	--	--
--	--	--	--	--

The undersigned, Secretary of the Township of Wayne Planning Board, hereby certifies that the above is a true copy of a resolution duly memorialized by said Board on June 30<sup>th</sup>, 2025.

  
Linda Minnich, Secretary  
Wayne Township Planning Board

Resolution No. PB-2025-017  
Adoption of Fourth Round Housing Element & Fair Share Plan

Page 3 of 3

STATE OF NEW JERSEY,

ss

COUNTY OF PASSAIC:

I CERTIFY that on this 1 day of July 2025 Linda Minnich came before me to acknowledge under oath that she,

- a. is the Secretary of the Wayne Township Planning Board;
- b. personally signed the attached document; and
- c. signed and delivered this document as her act and deed as Secretary to the Wayne Township Planning Board.

  
\_\_\_\_\_  
Notary Public

Rev 2025-06-30

*-End of Document-*

DONNA MEEHAN  
Commission # 50216808  
Notary Public, State of New Jersey  
My Commission Expires  
December 14, 2028



POLICY  
PLANNING  
DESIGN



YOUR GOALS. OUR MISSION.

# ROUND FOUR HOUSING PLAN

HOUSING ELEMENT AND FAIR SHARE PLAN

WAYNE TOWNSHIP

PASSAIC COUNTY

NEW JERSEY

ADOPTED BY THE PLANNING BOARD JUNE 30, 2025

PREPARED BY:

A handwritten signature in blue ink, appearing to read 'Elizabeth McManus', written over a horizontal line.

ELIZABETH MCMANUS, PP, AICP, LEED AP  
NEW JERSEY PROF. PLANNER LICENSE 5915  
**KYLE + MCMANUS ASSOCIATES**

A handwritten signature in blue ink, appearing to read 'Caroline Z. Reiter', written over a horizontal line.

CAROLINE Z. REITER, PP, AICP  
NEW JERSEY PROF. PLANNER LICENSE 5343  
**T&M ASSOCIATES**

A SIGNED AND SEALED ORIGINAL IS ON FILE WITH THE TOWNSHIP CLERK



YOUR GOALS. OUR MISSION.

## **PLANNING BOARD**

John Natoli, Chair (Class IV)  
Armand Marini, Vice Chair (Class IV)  
Christopher P. Vergano, Mayor (Class I)  
Ryan Edge (Class II)  
Michael Fattal, Councilman (Class III)  
Richard A. Falcone (Class IV)  
Dan Lane (Class IV)  
Scott Okun (Class IV)  
Frank Troia (Class IV, & Env. Comm. Liaison)  
Matthew J. Cavaliere, Esq.- Board Attorney  
Linda Minnich - Board Secretary  
Christopher Kok, PP, AICP – Township Planner

## **MAYOR & COUNCIL**

Christopher P. Vergano, Mayor  
Ward 1 Councilman Richard Jasterzbski  
Ward 2 Councilman Al Sadowski  
Ward 3 Councilman Michael Fattal (R)  
Ward 4 Councilman Joseph Scuralli  
Ward 5 Councilwoman Francine Ritter  
Ward 6 Councilman Jonathan Ettman  
At Large Councilman & Council President Jason DeStefano  
At Large Councilwoman Jill M. Sasso  
At Large Councilman David Varano  
Christopher Tietjen, Township Business Administrator  
Paul Margiotta, RMC, CMC, MMC, Township Clerk  
Matthew J. Giacobbe, Esq., Township Attorney  
Daniel R. Lagana, Esq., Assistant Township Attorney  
Christopher Kok, P.P., AICP, Township Planner  
Fernando Zapata, PE, Township Engineer



POLICY  
PLANNING  
DESIGN



YOUR GOALS. OUR MISSION.

## TABLE OF CONTENTS

Introduction & Executive Summary .....	1
Affordable Housing in New Jersey.....	3
The Compliance Process.....	7
Affordability Requirements .....	8
Overview of Compliance Requirements.....	9
Affordable Housing in Wayne .....	11
Consideration of Lands Most Appropriate for Affordable Housing.....	12
Opportunity for Multigenerational Housing .....	15
Demographic, Housing & Employment Analysis .....	15
Affordable Housing Obligation & Satisfaction.....	15
Rehabilitation Obligation & Satisfaction .....	15
First and Second Rounds Obligation & Satisfaction .....	16
Distribution of First and Second Round Affordable Units .....	21
Round Three Obligation & Vacant Land Adjustment .....	22
Round Four Obligation & Vacant Land Adjustment .....	23
Satisfaction of the RDP .....	25
Satisfaction of the Third Round Unmet Need .....	40
Satisfaction of the Fourth Round Unmet Need .....	42
Distribution Third Round Affordable Units.....	44





Distribution Fourth Round Affordable Units .....45

Consistency with the State Development and Redevelopment Plan .....46

Affordable Housing Administration & Affirmative Marketing.....46

Affordable Housing Trust Fund .....47

**APPENDICES**

- 1. Affordable Housing Maps
- 2. Housing, Demographic & Employment Analysis



## **INTRODUCTION & EXECUTIVE SUMMARY**

Since the 1975 New Jersey Supreme Court decision known as “Mount Laurel I,” New Jersey municipalities have had a constitutional obligation to provide opportunities for creation of low and moderate-income units. This 1975 decision led to a body of case law, legislative changes and rulemaking by a state agency that, collectively, is now referred to as the “Mount Laurel Doctrine”. Through these actions, New Jersey municipalities have been assigned a specific number of affordable units that must be created or planned for creation to have “satisfied” their constitutional obligation, referred to as their affordable housing obligation. The purpose of this Housing Element and Fair Share Plan (hereinafter the “HEFSP” or “Housing Plan”) is to present how Wayne Township, Passaic County, will satisfy its constitutional obligation for the Fourth Round, which begins on July 1, 2025 and ends on June 30, 2035.

Affordable housing in New Jersey is defined as units which are reserved for households with incomes not more than 80% of the regional median income. Each affordable unit, depending on the age and type of housing, must remain reserved for low and moderate-income households for up to 30 years with respect to owner-occupied units and 40 years for rental units, and it is typically enforced by a deed restriction or declaration of restrictive covenants. Each affordable unit is eligible for one “credit” against the obligation and certain units are eligible for “bonus credits,” which provide more than one credit per unit. In addition to providing the minimum number of credits, municipalities must ensure diversity in the unit type (at least half of the units must be available to families and the remaining may be reserved for seniors and those with special needs), diversity in the level of affordability (very-low, low- and moderate-income units), and diversity in the size of affordable units (one, two and three bedroom units).

Participation in this process, and therefore satisfaction of the affordable housing obligation, can be achieved voluntarily or involuntarily. However, voluntary compliance is heavily incentivized. Municipalities that do not successfully participate may be vulnerable to exclusionary zoning litigation, which is defined as litigation based on alleged noncompliance with the Fair Housing Act, or the Mount Laurel doctrine, and includes builder’s remedies. A builder’s remedy is a litigation tool that grants a developer the right to construct what is typically a multi-family development on land that was not zoned to permit the use or the residential density desired by the developer, provided a “substantial” percentage of the units are reserved for low and moderate-income households. Wayne seeks to avoid this possibility and has already taken substantial steps to do so.

This Plan supersedes all previously adopted housing plans and will serve as the foundation for the Township’s application filing with the New Jersey Affordable Housing Dispute Resolution Program and the request for a Compliance Certification.





As detailed in this Plan, Wayne Township – like all New Jersey municipalities – has four components of its affordable housing obligation. Each component of the Township’s obligation is identified below.

- Rehabilitation Obligation: 162  
The rehabilitation obligation can be defined as an estimate of the number of deteriorated units existing in Wayne that are occupied by low- and moderate-income households. This component is also referred to as the “present need”.
- First & Second Rounds Obligation: 1,158  
The First and Second Rounds obligation can be defined as the cumulative 1987 through 1999 new construction affordable housing obligation. This component is also referred to as the “prior round” obligation.
- Third Round Obligation: 1,390  
The Third Round obligation can be defined as the 1999 through 2025 new construction affordable housing obligation.
- Fourth Round Obligation: 1,000  
The Fourth Round obligation can be defined as the 2025-2035 new construction affordable housing obligation. The current round of affordable housing, now the Fourth Round, is also referred to as the “prospective need”.

The Township will address the rehabilitation obligation through a municipal rehabilitation program that is available for owner and renter occupied units.

The Township fully satisfied the First and Second Rounds obligation with constructed affordable units and associated bonus credits.

Vacant land adjustments are a compliance tool for municipalities whose obligations are outsized as compared to the availability of developable land. The Township received a vacant land adjustment for the Third Round and continues the adjustment in the Fourth Round. The adjustment results in a realistic development potential (hereinafter “RDP”) and an unmet need. The RDP represents the portion of the new construction affordable housing obligation that can theoretically be addressed with inclusionary development (defined as a mix of market and affordable units) on lots identified as being developable in the vacant land analysis. The unmet need is calculated as the difference between the total obligation and the RDP.

The Township’s vacant land adjustment for the Third Round resulted in an RDP of 847 and the RDP has increased to 949 as a result of development activity in the Township.

The Township’s third and Fourth Round RDP will be satisfied with a variety of affordable housing developments, the majority of which are inclusionary family developments. The unmet need is satisfied with zoning throughout the Township that promotes inclusionary development.



Adoption of this Housing Element and Fair Share Plan and complete implementation of the strategies described above to meet the affordable housing obligation will yield a Compliance Certification and protect the Township from builder's remedy litigation through July 2035, the maximum time available.

## **AFFORDABLE HOUSING IN NEW JERSEY**

In its landmark 1975 decision, now referred to as "Mount Laurel I," the NJ Supreme Court ruled that developing municipalities have a constitutional obligation to provide variety and choice of housing types affordable to low- and moderate-income households. In its 1983 "Mount Laurel II" decision, the NJ Supreme Court extended the regional fair share obligation to all municipalities with any "growth area" as designated in the State Development Guide Plan (NJDCG 1978) and determined that each municipality would have to establish its fair share obligation and provide zoning strategies to create a realistic opportunity for fulfillment of the fair share obligation. Mount Laurel II also gave developers, under appropriate circumstances, the opportunity to secure a builder's remedy. A builder's remedy is a litigation tool that grants a developer the right to develop what is typically a multi-family development on land that was not zoned to permit the use or the residential density desired by the developer, provided a "substantial" percentage of the units are reserved for low and moderate-income households. Wayne seeks to avoid this possibility and has already taken substantial steps to do so.

In 1985, the Legislature enacted the Fair Housing Act in response to Mount Laurel II. The Fair Housing Act created the Council on Affordable Housing (hereinafter "COAH") as an administrative alternative to compliance in a court proceeding. The Legislature conferred "primary jurisdiction" on COAH and charged COAH with promulgating regulations to establish housing regions, to estimate the state's low- and moderate-income housing needs, set criteria and guidelines for municipalities to determine and satisfy their affordable housing obligation, and to create a process for the review and approval of appropriate housing elements and fair share plans. Approval of a municipal housing element and fair share plan by COAH was referred to as "substantive certification" and it provided protection from builder's remedy litigation during the period which the housing element and fair share plan addresses (i.e. the round).

COAH created the criteria and guidelines for municipalities to determine and address their respective affordable housing obligation. COAH originally established a formula for determining municipal affordable housing obligation for the six-year period between 1987 and 1993 (*N.J.A.C. 5:92-1 et seq.*), which became known as the "First Round." These rules established the First Round rehabilitation obligation (also referred to as the "present need") and the First Round new construction obligation.

The First Round formula was superseded by COAH regulations in 1994 (*N.J.A.C. 5:93-1.1 et seq.*). The 1994 regulations recalculated a portion of the First Round 1987-1993 affordable housing obligations for each municipality and computed the additional municipal affordable housing need from 1993 to 1999 using



1990 U.S. Census data. The regulations COAH adopted in 1994 to identify a municipality's "cumulative" obligations for the First and Second Rounds are known as "the Second Round" regulations. Under regulations adopted for the Third Round, the obligation of municipalities to create new affordable housing for the First and Second Rounds was referred to as the "First and Second Rounds" obligation.

On December 20, 2004, COAH's first version of the Third Round rules became effective some five years after the end of the Second Round in 1999. At that time, the Third Round was defined as the time from 1999 to 2014 but condensed into an affordable housing delivery period from January 1, 2004 through January 1, 2014. The Third Round rules marked a significant departure from the methods utilized in COAH's earlier Rounds by creating a "growth share" approach that linked the production of affordable housing to residential and non-residential development within a municipality.

The growth share approach and the rules in which it was created, was the subject to significant litigation and was ultimately overturned by the New Jersey Appellate Court. On January 25, 2007, the New Jersey Appellate Court decision, In re Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super. 1, invalidated key elements of the first version of the Third Round rules, including the growth share approach. COAH issued revised rules on June 2, 2008 (as well as a further rule revision effective on October 20, 2008). Included in the 2008 rules was a recalculation of the cumulative First and Second Rounds obligation to account for updated data addressing secondary sources (filtering, demolitions, and residential conversions). Just as various parties challenged COAH's initial Third Round regulations, parties challenged COAH's 2008 revised Third Round rules. On October 8, 2010, the Appellate Division issued its decision, In re Adoption of N.J.A.C. 5:96 and 5:97, 416 N.J. Super. 462, with respect to the challenge to the second iteration of COAH's Third Round regulations. The Appellate Division upheld the COAH regulations that assigned rehabilitation and First and Second Rounds obligations to each municipality but invalidated the regulations by which the agency assigned housing obligations in the Third Round, finding that the Agency continued to utilize a growth share approach, albeit an amended approach.

COAH sought a stay from the NJ Supreme Court of the deadline to issue new Third Round housing rules set forth by the Appellate Division. Additionally, there were various challenges to the Appellate Division's 2010 decision. On September 26, 2013, the NJ Supreme Court upheld the Appellate Court decision in In re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council On Affordable Housing, 215 N.J. 578 (2013), and ordered COAH to prepare the necessary rules. Subsequent delays in COAH's rule preparation and ensuing litigation led to the NJ Supreme Court, on March 14, 2014, setting forth a schedule for adoption.

Although ordered by the NJ Supreme Court to adopt revised new rules on or before October 22, 2014, COAH deadlocked 3-3 at its October 20th meeting and failed to adopt the draft rules it had issued on April 30, 2014. In response, Fair Share Housing Center (hereinafter "FSHC") filed a motion in aid of litigant's rights with the NJ Supreme Court.



On March 10, 2015, the NJ Supreme Court issued a ruling on the Motion In Aid of Litigant's Rights (In re Adoption of N.J.A.C. 5:96 & 5:97, 221 NJ 1 (2015) ("Mt. Laurel IV"). This long-awaited decision provided a new direction for how New Jersey municipalities were to comply with the constitutional requirement to provide their fair share of affordable housing. The Court transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges. The implication was that municipalities were required to apply to Superior Court with a Declaratory Judgment Action, instead of to COAH, if they wished to be protected from exclusionary zoning litigation, including builder's remedy. These trial judges, with the assistance of an appointed Special Adjudicator to the Court, reviewed municipal plans much in the same manner as COAH previously did.

While the NJ Supreme Court's decision set a process in motion for towns to address their Third Round obligations, it did not assign those obligations. Instead, the task was completed by the trial courts. However, the NJ Supreme Court did direct that the method of determining municipal affordable housing obligations were to be "similar to" the methodologies used in the First and Second Round rules and municipalities should rely on COAH's 1993 Second Round rules (*N.J.A.C. 5:93*) and certain components of COAH's 2008 regulations that were specifically, as well as the Fair Housing Act (*N.J.S.A. 52:27D – 301 et seq.*), in their preparation of Third Round housing elements and fair share plans.

FSHC, a public interest advocacy organization in New Jersey devoted exclusively to promoting the production of housing affordable low and moderate-income households, was permitted to serve as an interested party in every municipal Declaratory Judgment Action. In this role the organization calculated municipal affordable housing obligations and offered to settle with municipalities. Such settlements addressed the municipal affordable housing obligation, compliance strategies and other terms intended to promote affordable housing production. Most municipalities that filed a Declaratory Judgment Action settled with FSHC, finding it to be in their best interest. The typical alternative to settlement with FSHC was conducting a trial in Superior Court to determine the municipal affordable housing obligation.

In addition to the State agency activity and judicial decisions through 2015, the New Jersey Legislature amended the Fair Housing Act in 2008 (P.L. 2008, c. 46, often referred to as the "Roberts Bill", or "A500"). This amendment established a statewide 2.5% nonresidential development fee, prohibited new regional contribution agreements (hereinafter "RCAs"), required that 13% of all new affordable units be restricted to very-low-income households (30% of median income), and added a requirement that municipalities had to commit to spend development fees within four (4) years of the date of collection. Additionally, the Fair Housing Act was amended in 2013 (P.L. 2013, c. 6) to permit municipalities to enter into an agreement with a developer or development owner to provide a preference for veterans who served in time of war or other emergency to occupy up to 50% of the affordable units in a particular development. The preference is applicable to the first 90 of the 120 days of initial marketing and thereafter may on a special waiting list for future available affordable units in the development. These amendments to the Fair Housing Act are not promulgated in any valid COAH regulations.



On March 20, 2024, an amendment to the Fair Housing Act was adopted (P.L. 2024, c.2.). This amendment creates significant changes to the Fourth Round of affordable housing, and all subsequent Rounds. Such changes include the process in which municipalities obtain protection from builder's remedy litigation – including but not limited to the elimination of COAH and the creation of the Affordable Housing Dispute Resolution Program, the methodology to calculate municipal prospective need obligations, and the administration of affordable units. However, the Fair Housing Act does not create or direct the creation of new rules that would provide further guidance, instead it states municipalities shall rely on rules adopted by COAH, unless contradicted by statute or binding court decisions, for municipal crediting, adjustments and compliance strategies. One notable example of contradiction is the generation of and use of bonus credits. See the sections that follow for additional information regarding this amendment to the Fair Housing Act.

The Affordable Housing Dispute Resolution Program (hereinafter the "Program") is a program within the judiciary made up of an odd number of Judges with a minimum of 3 and not to exceed 7. The Program, in its discretion and in accordance with Rules of Court, may consult or employ services of one or more special adjudicators or staff to assist it in rendering determinations, resolving disputes, and facilitating communication among municipalities and interested parties. The Program is responsible for reviewing municipal affordable housing obligations, housing plans, and conducting mediation. However, final determinations of compliance, disputes, and other issues, as well as Court orders may only be issued by a County-level housing judge.

In addition to changes addressing the compliance process and elimination of COAH, the amendment also revised minimum affordability controls for rental units from 30 years to 40 years and those for extension of affordability controls from 30 years to as little as 20 years, provided the total control period is not less than 60 years. It also created new roles for the Department of Community Affairs (hereinafter "DCA"), including calculation of non-binding rehabilitation and prospective need affordable housing obligations, oversight and adoption of rules regulating municipal affordable housing trust funds, municipal housing liaisons and affordable housing administrative agents, as well as oversight of affordable unit administration. The amendment also directed the New Jersey Housing and Mortgage agency to revise the Uniform Housing Affordability Control Rules (*N.J.A.C. 5:80-26.1 et seq.*).



## THE COMPLIANCE PROCESS

The first step in a municipality's compliance process is to establish the affordable housing obligation. The first, Second and Third Round obligations are already established by COAH or Superior Court, as applicable. Only the rehabilitation obligation and current prospective need, the Fourth Round obligation, are subject to the determination.

The methodology and formulas each municipality must rely upon to determine its rehabilitation, and Fourth Round obligation (as well as subsequent round obligations) are set forth within *N.J.S.A. 52:27D-304.1* thru *-304.3* of the Fair Housing Act. The March 8, 2018 decision of the Superior Court, often referred to as the "Jacobson Decision" or "Mercer County Decision" (*In re Mun. of Princeton*, 480 N.J. Super. 70 (Mar. 8, 2018)) is also to be referenced as to datasets and methodologies that are not explicitly addressed in *N.J.S.A. 52:27D-304.3*. Notwithstanding the methodology set forth in the Fair Housing Act, the Act also required the DCA to release a non-binding report calculating obligations for each municipality in the State.

The following provides an overview of the process and deadlines associated with the Fourth Round.

- Establishing the Affordable Housing Obligation
  - October 20, 2024: DCA Regional and Municipal Fair Share Obligation Report Issued.
  - January 31, 2025: Deadline for municipalities to adopt a binding resolution committing to the affordable housing obligation and seeking a Compliance Certification through participation in the Program.
  - February 28, 2025: Deadline for an interested party to challenge the municipality's determination of its obligation to the Program. It shall apply "an objective assessment standard".
  - March 1, 2025: The municipality's determination of its obligation will be established by default if no challenge.
  - March 31, 2025: The Program must issue a decision on the obligation challenge.
- Obtaining a Compliance Certification
  - June 30, 2025: Municipality shall adopt a Housing Plan and propose drafts of ordinances and resolutions to implement the plan.
  - August 31, 2025: Deadline for an interested party to file a challenge of the Housing Plan with the Program. If no challenge by this date the Program will begin review of the Housing Plan for consistency with the FHA.





- December 31, 2025: Deadline for a municipality to settle any challenge or provide an explanation as to why it will not make all, or some of the changes brought by the challenge.
- March 15, 2026: Municipality to amend the Housing Plan and implement the agreed upon revisions resulting from a challenge and adopt all pertinent ordinances. The Housing Plan and adopted ordinances shall be immediately filed with the Program.
- Ongoing Compliance
  - Midpoint (2030): Action by municipality or interested party filed to seek a realistic opportunity review of any developments that have not moved forward.

## AFFORDABILITY REQUIREMENTS

Affordable housing is defined under New Jersey's Fair Housing Act as a dwelling, either for sale or rent, that is within the financial means of households of low- or moderate-income, as is measured within each housing region. Wayne is in Region 1, which includes Passaic, Bergen, Hudson and Sussex counties. Moderate-income households are those with annual incomes greater than 50%, but less than 80% of the regional median income. Low-income households are those with annual incomes that are 50% or less than the regional median income. Very low-income households are a subset of "low-income" households and are defined as those with incomes 30% or less than the regional median income.

The Uniform Housing Affordability Controls (hereinafter "UHAC") at *N.J.A.C. 5:80-26.3(d)* and (e) requires that the maximum rent for a qualified unit be affordable to households with incomes 70% or less than the median income for the region, provided the development includes 13% or more very-low-income units. The average rent must be affordable to households with incomes no greater than 52% of the median income. The maximum sale prices for affordable units must be affordable to households with incomes 70% or less than the median income. The average sale price must be affordable to a household with an income of 55% or less than the median income.

The regional median income is defined using the federal income limits established by Department of Housing and Urban Development (hereinafter "HUD") on an annual basis. In the spring of each year, HUD releases updated regional income limits, and it is from these income limits that the rents and sale prices for affordable units are derived. The following table reflects the 2025 affordable housing regional income limits for Region 1.



2025 Income Limits for Region 1 (Bergen, Passaic, Hudson, Sussex counties)					
Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household
Median	\$89,100	\$101,800	\$114,500	\$127,200	\$137,400
Moderate	\$71,280	\$81,440	\$91,600	\$101,760	\$109,920
Low	\$44,550	\$50,900	\$57,250	\$63,600	\$68,700
Very Low	\$26,730	\$30,540	\$34,350	\$38,160	\$41,220
Source: UHAC 2025 Affordable Housing Regional Income Limits by Household Size, Last updated May 5, 2025, by New Jersey Housing and Mortgage Finance Agency (NJHMFA).					

## OVERVIEW OF COMPLIANCE REQUIREMENTS

There are extensive requirements that municipalities must ensure their affordable housing strategies satisfy to be eligible for a Compliance Certification. Furthermore, those requirements vary by round. The following provides a *brief and summarized* overview of the requirements.

- Rental Obligation. Not less than 25% of affordable units addressing the obligation of a round must be rental units.
- Family Obligation. Not less than 50% of affordable units addressing the obligation of a round must be available to families, meaning they are not restricted to a particular population. This obligation does not apply to the First and Second Rounds.
- Family Rental Obligation. Not less than 50% of the units meeting the rental obligation of a round must be available to families, meaning they are not restricted to a particular population. This obligation does not apply to the First and Second Rounds.
- Senior Maximum. Up to 30% of affordable units addressing the obligation of a round may be reserved for seniors. The maximum was 25% for the first, second and Third Rounds.
- Income Distribution of Affordable Units
  - Very Low Income Obligation. Not less than 13% of affordable units created or approved on or after July 1, 2008 must be reserved for very-low-income units (30% or less than the regional median income). Very low income units are a subset of low income units.
  - Family Very Low Income Obligation. Not less than 50% of the units meeting the very low income obligation must be available to families, meaning they are not restricted to a particular population.



- Low Income Obligation. Not less than 50% of affordable units in any development must be reserved for low-income households (50% or less than the regional median income, which includes very-low-income units). The remaining may be available to moderate income households (51-80% of regional median income).
- Bedroom Distribution of Affordable Units (based on HMFA emergency UHAC rules adopted December 20, 2024 and which may be amended)
  - The total bedrooms within the affordable units in any development must be not less than twice the number of affordable units. This requirement does not apply to the first, second or Third Round.
  - Studio and 1-bedroom Units. Not more than 20% of units in any development.
  - 2-bedroom Units. Not less than 30% of units in any development.
  - 3-bedroom Units. Not less than 20% of units in any development.
  - The above requirements do not apply to special needs housing or senior housing.
  - Senior developments are subject to a modified bedroom distribution such that the total bedrooms must be not less than the number of affordable units.
  - Senior and supportive housing developments with 20 or more affordable units shall have not less than 5% 2-bedroom and 3-bedroom affordable units. This requirement does not apply to the first, second or Third Round.
- Bonus Credits
  - No more than 25% of the obligation for each round.
  - Only one type of bonus credit may be applied to a unit.
  - Rental bonus credits (1.0) are only applicable to the First, Second and Third Rounds.
  - The following unit types are eligible for 1.0 bonus credit in the Fourth Round.
    - Supportive and special needs. Note that special needs often receive credit for each bedroom.
    - Market to affordable (conversion of a market rate unit to an affordable unit).
    - 100% affordable developments: Units within 100% development, provided the municipality donates the land or otherwise provides a minimum of 3% of the development costs.



- The following unit types are eligible for 0.5 bonus credit in the Fourth Round.
  - Partnership with non-profit.
  - Proximity to transit: units within ½ mile of transit (rail, bus, ferry).
  - Senior: limited to 10% of the affordable senior units provided which is capped at 30% of the obligation.
  - Units with at least three bedrooms above the minimum number required by the bedroom distribution.
  - Redevelopment for units on land that was previously utilized for retail, office or commercial use.
  - Extension of affordability controls on rental housing only, provided the municipality funds the cost for the preservation.
  - Very Low-Income units above the 13% required.

## **AFFORDABLE HOUSING IN WAYNE**

The Township of Wayne has a long history of providing its fair share of housing that is affordable to low- and moderate-income households.

The First and Second Round obligation was initially settled through the court system; the Township was granted a six-year Judgment of Compliance and Order of Repose on September 10, 1993. The Township's affordable housing responsibilities were transferred back to the New Jersey Council on Affordable Housing (COAH) on February 21, 1996, and Wayne petitioned COAH for Second Round Substantive Certification on March 14, 1996.

COAH certified the Township's plan, and Wayne received Second Round Substantive Certification on July 10, 1996, which COAH amended on May 6, 1998. On May 11, 2005, COAH approved the Township's petition to extend its Substantive Certification with the stipulation that Wayne file for Third Round Substantive Certification by December 20, 2005.

The Wayne Township Planning Board adopted Third Round Housing Elements on December 12, 2005, and December 12, 2008. Both Third Round housing plans were submitted to COAH. However, in both instances, COAH's Round 3 rules were overturned by the Appellate Division prior to COAH acting on Wayne's submitted plans.

To comply with the March 10, 2015 Mt. Laurel IV decision, Wayne Township petitioned the Superior Court on July 2, 2015 for a Declaratory Judgment and temporary immunity from builder's remedy suites. This



action entered the Township into the process of determining its affordable housing obligations and how it would be satisfied.

Wayne Township and Fair Share Housing Center (FSHC) came to an agreement in a December 29, 2021 Settlement Agreement that set for the Township's affordable housing obligation and a preliminary compliance plan. This Settlement Agreement was the subject of a February 22, 2022 Fairness Hearing wherein the Settlement Agreement was approved by the Honorable Thomas Brogan. In addition to settlement with FSHC, the Township settled with 6 developers during the Third Round: Wayne PSC, LLC, Wayne Property Holdings, K. Hovnanian North Jersey Adquisitions, LLC, Waynebridge Plaza, LLC, AvalonBay Communities, Inc., and Point View Wayne Properties, LLC.

The Settlement Agreement with Wayne Property Holdings, LLC was approved on January 16, 2020, the Settlement Agreement with K. Hovnanian North Jersey Adquisitions, LLC, was approved on March 9, 2020, Settlement Agreements with Wayne PSC, LLC, Waynebridge Plaza, LLC, and AvalonBay Communities, Inc. were on May 13, 2021. The Settlement Agreement with Point View Wayne Properties, LLC. was approved most recently on March 18, 2025.

The Township adopted a resolution committing to the rehabilitation and Fourth Round obligations on January 22, 2025. The Township's submission received no objections. On March 20, 2025, the Honorable Darren J. Del Sardo, P.J.S.C. issued an order establishing the Township's rehabilitation and Fourth Round obligations of 162 and 1,000, respectively.

## **CONSIDERATION OF LANDS MOST APPROPRIATE FOR AFFORDABLE HOUSING**

As part of this Plan, the Township considered land that is appropriate for the construction of low- and moderate-income housing. Wayne has limited capacity for future development due to its built-out conditions. Notwithstanding, a few developers contacted the Township to offer their property for inclusion the Fourth Round housing plan. Each of these developers and their properties are identified below, along with the status of the property as per this housing plan.

1. De Mattheis - Ratzer Road (Block 2717, Lots 31, 32, 33, 34): The developer contacted the Township seeking zoning that permits inclusionary development as high as 29 du/ac with a 15% set-aside on the 6.86 acre property. After feedback from the Township, a revised request for 71 townhouses, density of 10.5 du/ac, with a 15% set-aside was received. The property is developed with a single-family unit and is within the R-15 district, which permits single-family residential uses on lots of 15,000 s.f. or greater. North, east and west of the property are single-family detached units. Across Ratzer Road, to the south is a country club, small dental office and single-family units. The property is heavily impacted with wetlands and the Special Flood Hazard Area which render the rear of the property undevelopable.



These environmental constraints are such that the most recent concept plan included approximately 34% of the townhouses (approximately 24 units) within the flood hazard area. The Township does not support new housing development, particularly units for more vulnerable residents as a result of their low or moderate incomes, within areas that are identified as within the Special Flood Hazard Area and have historically been subject to flooding. To develop only the suitable areas of the property (i.e. lands free of wetlands and the Special Flood Hazard Area), the development must be concentrated toward the front of the property, significantly increasing the net density, as well as the perception of density. The developer has not offered a development concept that avoids the construction of housing within the environmentally constrained areas and incorporates appropriate setbacks, height and/or building size for the neighborhood. The Township finds that accommodating the requested density within the suitable area and the resulting combination of setbacks, height and/or building size, would result in a development that is not appropriate for the location. As such, the requested density exceeded what was appropriate for the property given its environmental constraints, the character of the area and considering the Township's substantial other affordable housing strategies. Additionally, in both requests, and specifically in writing, the developer indicated they are unable provide the required 20% set-aside of affordable housing, consistent with N.J.A.C. 5:93-5.6(b)1. Notwithstanding, Township recognizes its availability and assigns a Fourth Round RDP to the property.

2. 1982 Hamburg Turnpike (Block 3517, Lots 43, 44, 45, 46.01, 46.02): While the property owner or developer did not approach the Township for inclusion in the Housing Plan, this property was nonetheless considered since it is currently before the Board of Adjustment seeking use variance and site plan approval for senior inclusionary development. Lots 43, 46.01 and 46.02 generated RDP in the Third Round; Lots 44 and 45 generate Fourth Round RDP.

If the application receives approval from the Board of Adjustment the development will generate affordable housing credits and will be incorporated into the Township's fourth round strategies. So as not to undermine the Board's independent decision making, the Township finds that it is not appropriate to rely on any affordable units from the property while there is an ongoing application before the Board of Adjustment

3. Woodmont – Valley Road (Block 3101, Lots 12,12): The developer contacted the Township to inquire about inclusionary development on the property. The Township declines to add the site to the Housing Plan since the site is subject to 2021 Settlement Agreement with AvalonBay Communities. The property is included in the Township's Third Round RDP and the parties agreed it would be developed with one of the permitted nonresidential uses set forth in the Ordinance attached to the Settlement Agreement
4. 2007 Hamburg Turnpike (Block 3600, Lot 19): The developer contacted the Township seeking zoning that permits 45 units with a 20% set-aside on the 2.78 acre property. After receiving





feedback from the Township, the developer provided a revised request for 15 units with a 20% set-aside. The property is undeveloped and is within the R-15 district, which permits single-family residential uses on lots of 15,000 s.f. or greater. The property is heavily impacted with wetlands which render approximately 2 acres or 70% of it undevelopable. The lot is approximately 600 feet deep and 200 feet wide; however, the developable area is only approximately 180 feet deep, located along Hamburg Turnpike. Additionally, the property has significant topography with an approximate 66 foot rise in elevation from the rear to the front of the property, including an approximate 20 foot rise within the developable area. The undevelopable areas, topography and the property's relatively narrow width constrain its ability to accommodate even 15 multi-family units.

The limited developable area to accommodate the building and parking results in little opportunity to accommodate necessary features of the development. Land for buffers and other landscaping are very limited as property setbacks are less than 10 feet. The significant grade change within the developable area must be mitigated with retaining walls, but notwithstanding it is unclear if the development can meet the requirements of Passaic County Right-of-way Access Permit, which state the maximum grade change within 20 feet of the property line for cars may not exceed 2%, while provide safe and adequate grading throughout the rest of the driveway and parking area. It is also unclear if the development is able to provide safe access for emergency vehicles since the fire code (Section 503.2.5) requires a truck turn around if the development depth exceeds 150 feet; the concept plan provided does not address this safety feature. Lastly, the developer has not indicated how stormwater management will be addressed. While underground detention may be desired, it is unclear if the property can accommodate this feature and comply with the totality of stormwater management requirements. It does not appear the site can accommodate even 15 multi-family units given the lack of developable land and the concept plan's lack of consideration of landscaping, grading, fire access and stormwater, as well as concerns about the ability to adjust the concept plan to provide these features. As a result, development feasibility is unclear, and the proposal is not appropriate given the character of the area and the Township's other substantial affordable housing strategies. This property generated RDP in the third round.

A portion of Township's housing stock may be appropriate for conversion or rehabilitation for affordable housing. Such conversions are most appropriate for Township units that are moderate in size, such as but not limited to multi-family and attached units, to enable building and property maintenance costs that are proportionate to the household's income. Additionally, attached, and multi-family affordable and inclusionary development may be appropriate where new opportunities for such development or redevelopment arises. The Township's mandatory set-aside ordinance will capture such opportunities.



## **OPPORTUNITY FOR MULTIGENERATIONAL HOUSING**

The 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”. As of the date of this Housing Plan there have been no recommendations by the Multigenerational Family Housing Continuity Commission in which to provide an analysis. However, the Commission has the primary goal of enabling senior citizens to reside at the units of their extended families, thereby preserving and enhancing multigenerational family continuity. Township land use policies are not in conflict with this goals and much of the Township’s housing stock is large enough to accommodate multigenerational living.

## **DEMOGRAPHIC, HOUSING & EMPLOYMENT ANALYSIS**

See Appendix 2 to the Housing Plan for this analysis.

## **AFFORDABLE HOUSING OBLIGATION & SATISFACTION**

Fourth Round housing plans must address four components of a municipality’s affordable housing obligation. These include the rehabilitation obligation to improve substandard housing occupied by low- and moderate-income households, the First and Second Round obligation of new construction from 1987 to 1999, Third Round obligation of new construction from 1999 to 2025, and the Fourth Round obligation of new construction from 2025 to 2035.

### **REHABILITATION OBLIGATION & SATISFACTION**

The rehabilitation obligation can be defined as an estimate of the number of deteriorated units existing in Wayne that are occupied by low- and moderate-income households. The Fair Housing Act, *N.J.S.A. 52:27D-304.3.b.*, describes present need as being determined by “estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine Third Round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof.” The DCA calculated municipal present need obligations in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024. This DCA Report calculated a rehabilitation obligation of 162 for the Township. This obligation was assigned on March 18, 2025 via an order issued by the Honorable Darren J. Del Sardo, P.J.S.C.



The Township will address this obligation through a continuation of the municipal rehabilitation program, which provides funding to income-eligible homeowners and landlords with income-eligible renter households to repair major systems in their unit. All rehabilitated units will comply with the definition of a substandard unit in *N.J.A.C. 5:93-5.2(b)*, which states, “a unit with health and safety code violations that require the repair or replacement of a major system.” Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems. All rehabilitated units shall meet the applicable construction code. Additionally, all rehabilitated units shall be occupied by low- or moderate-income households and subject to 10-year affordability controls, which shall be placed on the property in the form of a lien or deed restriction. The average hard cost will be at least \$10,000.

### FIRST AND SECOND ROUNDS OBLIGATION & SATISFACTION

Wayne Township’s First and Second Rounds new construction obligation, also referred to as the First and Second Rounds obligation, is 1,158. This obligation is defined as the cumulative new construction obligation from 1987 through 1999 (1987-1993 is the First Round; 1993-1999 is the Second Round). The Township’s obligation was published by COAH in 2008 and originally calculated in 1993-1994 pursuant to *N.J.A.C. 5:93*.

Satisfaction of the 1,158-unit First and Second Rounds Obligation				
Mechanism	Unit Type	Affordable Units	Bonus Credits	Total Credits
RCA – City of Paterson	RCA	476	0	476
Siena Hill	50% Affordable Senior Rentals	125	16	141
Nellis Commons	Inclusionary Zoning Family Rentals	95	95	190
Brittany Chase	Inclusionary Zoning Family Rentals	50	50	100
Mountainview/Lincoln Crossing	Inclusionary Zoning Family Rentals	42	42	84
Summer Hill	80% Affordable Senior Rentals	27 (of 132)	0	27
Crescent Court	Inclusionary Zoning Family For-Sale	20	0	20
Parkside Court	Inclusionary Zoning Family For-Sale	12	0	12



Satisfaction of the 1,158-unit First and Second Rounds Obligation				
Mechanism	Unit Type	Affordable Units	Bonus Credits	Total Credits
ARC of Bergen/Passaic (350 Oldham Rd)	Special Needs Group home	7	7	14
Spectrum for Living	Special Needs Group home	6	6	12
Broadway Respite & Home Care (1480 Ratzer Road)	Special Needs Group home	6	6	12
Kelleher Apartments/Diocese of Paterson	Special Needs Group home	6	6	12
ARC of Bergen/Passaic (9 Vernon Ct)	Special Needs Group Unit	4	4	8
Basile Apartments/Diocese of Paterson	Special Needs Group home	4	4	8
Community Options (79 Wendt Ln)	Special Needs Group home	4	4	8
Community Options (18 Grove Pl)	Special Needs Group home	4	4	8
Broadway Respite & Home Care (4 Berry Dr)	Special Needs Group home	4	4	8
Service Centers of NJ (67 Knox Terrace)	Special Needs Group home	2	2	4
Service Centers of NJ (21 Hinchman Ave)	Special Needs Group home	2	2	4
Service Centers of NJ (31 Hinchman Ave)	Special Needs Group home	2	2	4
Service Centers of NJ (51 Hinchman Ave)	Special Needs Group home	2	2	4
Broadway Respite & Home Care (7 Allen Dr)	Special Needs Group home	1 (of 6)	1	2
<i>Total</i>		<i>901</i>	<i>257</i>	<i>1,158</i>

#### *RCA with Paterson (476 credits)*

Wayne Township's 476 RCA with Paterson was approved by COAH and the court as part of Wayne's Judgment of Compliance and Order of Repose. The approved RCA permits Paterson to substituted site specific projects for scattered site rehabilitation units after review and approval by COAH and the New



Jersey Housing and Mortgage Finance Agency (HMFA). All funds have been transferred. Wayne's RCA with Paterson provides **476 units** of credit towards Wayne's First and Second Rounds obligation.

*Siena Hill: Block 1203, Lot 32 (141 credits)*

Siena Hill is a First and Second Round affordable rental development that is situated on a 10.72 acre lot. Located in a former school on Valley Road, the development contains 250 units of senior housing, of which 125 units are affordable. Based on the Deed of Easement and Restrictive Covenant, starting in January 1996 the property has 30-year affordability controls. Siena Hill provides 125 rental credits and 16 bonus credits for a total of **141 units of credit** toward Wayne's First and Second Rounds obligation.

*Nellis Commons: Block 1215, Lot 1 (190 credits)*

The Nellis Commons property contains about 9 acres that is owned by Wayne Township. The municipally-sponsored 100 percent affordable development was built in 1998, with a 30-year affordability controls, and contains 95 family rental units. A manager's unit is also on the property, as the "96<sup>th</sup> unit". The 95-unit development includes 32 one-bedroom units, 48 two-bedroom units, and 15 three-bedroom units. Of the affordable units, 48 are low-income and 47 are moderate income. Nellis Commons provides 95 rental credits and 95 bonus credits for a total of **190 units of credit** toward Wayne's First and Second Rounds obligation.

*Brittany Chase: Block 3200, Lot 11 (100 credits)*

Brittany Chase is a First and Second Round affordable housing development located on Berdan Ave. The project contains 395 units, of which 50 are affordable rental units. Of the 50 affordable units, 20 are one-bedroom units, 20 are two-bedroom units, and 10 are three-bedroom units. Based on the 1996 Deed, the property has 20-year affordability controls. Brittany Chase provides 50 rental credits and 50 bonus credits for a total of **100 units of credit** toward Wayne's First and Second Rounds obligation.

*Mountainview/Lincoln Crossing: Block 701, Lot 1 (84 credits)*

This development is fully built and is located off of Route 23. The development contains 465 units on 32.39 acres. A total of 42 apartments are affordable units. Of the 42 affordable units, 20 are one-bedroom units, 15 are two-bedroom units, and 7 are three-bedroom units. Of the affordable units, 26 are low-income and 16 are moderate income. The property has 20 year controls that have expired. Mountainview provides 42 rental credits and 42 bonus credits for a total of **84 units of credit** toward Wayne's First and Second Rounds obligation.



*Summer Hill: Block 3700, Lot 82 (27 credits)*

Summer Hill Senior Apartments is a senior rental affordable housing development located on a 10 acre property on Summer Hill Road. The development consists of 164 rental units restricted to those age fifty-five (55) and older. Of the total, 132 of the units are affordable units and the remaining 32 units are market rate units.

Wayne utilizes only 27 units from this development for the First and Second Rounds obligation. The remainder of the units will contribute towards the Township's Round 3 obligation. Based on the Deed of Easement and Restrictive Covenant, dated April 20 1999, the property has 30-year affordability controls. Summer Hill provides **27 units of rental credits** towards Wayne's First and Second Rounds obligation.

*Crescent Court: Block 2800, Lot 50 (20 credits)*

Crescent Court is a fully developed 10.49-acre site located on Pike Drive. The project contains 100 condominiums, of which 20 are affordable units. The condominiums are in 3 three-story buildings and 1 two-story building. Of the 20 affordable units, 10 are one-bedroom units, 7 are two-bedroom units, and 3 are three-bedroom units. Based on the property's 1994 Master Deed, the property has 20-year affordability controls. Crescent Court provides **20 units** of credit toward Wayne's First and Second Rounds obligation.

*Parkside Court: Block 3310, Lot 1 (12 credits)*

Parkside Court is located on a 4.6-acre property on Paterson Hamburg Turnpike. The site was developed in 1998. The development contains 60 for sale residential units, of which twelve are family affordable units. Parkside Court provides **12 units** of credit toward Wayne's First and Second Rounds obligation.

*Supportive Housing/Group homes (108 credits)*

The Township is unit to several existing group homes that provide supportive housing for adults, typically with a developmental disability. This type of housing also qualifies as affordable rental units and a municipality may take credit for group homes toward meeting its affordable housing obligation. The unit of credit for group homes is the bedroom. Group homes can also provide rental bonuses.

Wayne Township is claiming credit for 14 group homes under the First and Second Round obligations. Supportive housing units, aka group homes, provide 54 units of credit and 54 bonus credits, for a total of **108 units of credit** toward Wayne's First and Second Rounds obligation.

- ARC of Bergen/Passaic – Oldham Road. The project has 7 bedrooms that provide affordable housing, and it received credit in the 1996 COAH Substantive Certification. The Township commits





to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.

- Spectrum for Living – 35 Kime Ave. The project has 6 bedrooms that provide affordable housing, and it received credit in the 1996 COAH Substantive Certification. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Broadway Respite & Home Care – 1480 Ratzer Road. The project has 6 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Kelleher Apartments/Diocese of Paterson/Moved to Butler. The project has 6 bedrooms that provide affordable housing received credit and it received credit in the 1996 COAH Substantive Certification. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- ARC of Bergen/Passaic – 9 Vernon Court. The project has 4 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Basile Apartments/Diocese of Patterson/Brittany Chase. The project has 4 bedrooms that provide affordable housing, and it received credit in the 1996 COAH Substantive Certification. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Community Options – 79 Wendt Lane. The project has 4 bedrooms that provide affordable housing. The project has been in place since 1994 and is subject to a funding agreement which ensures continued affordability.
- Community Options – 18 Grove Place. The project has 4 bedrooms that provide affordable housing. The project has been in place since 1999. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Broadway Respite & Home Care - 4 Berry Drive. The project has 4 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Service Centers of NJ - 67 Knox Terrace. The project has 2 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.



- Service Centers of NJ - 21 Hinchman Ave. The project has 2 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Service Centers of NJ - 31 Hinchman Ave. The project has 2 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Service Centers of NJ - 51 Hinchman Ave. The project has 2 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.
- Broadway Respite & Home Care – 7 Allen Drive. The project has 6 bedrooms that provide affordable housing, 5 of which are carried to the Third Round. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.

#### **DISTRIBUTION OF FIRST AND SECOND ROUND AFFORDABLE UNITS**

In addition to meeting the 1,158-unit obligation, the Township must also meet a rental obligation, maximum senior units and maximum bonus credits. The following summarizes these standards and the Township's compliance.

First and Second Rounds Obligation: 1,158

- Third Round Credits: 1,158

Rental Obligation: 290

- Rental Units: 393

Maximum Senior Units: 289

- Senior Units: 152

Maximum Bonus Credits 289

- Bonus Credits: 257



### ROUND THREE OBLIGATION & VACANT LAND ADJUSTMENT

The Township's Third Round obligation, defined as the new construction obligation for 1999-2025, is 1,390. The Third Round obligation was a component of the 2021 Settlement Agreement with FSHC and was assigned by the Honorable Thomas F. Brogan, P.J.Cv. via an Order dated March 7, 2022 that approved the Settlement Agreement. The obligation is calculated consistent with the methodology in the "Mercer County Decision", *In re Mun. of Princeton*, 480 N.J. Super. 70 (Mar. 8, 2018).

The Township total Third Round obligation is 2,271, as stated in the Settlement Agreement. However, the Township's obligation is subject to the 1,000 unit cap as set forth in N.J.S.A. 52:27D-304.1.f.(2)(a) and N.J.A.C. 5:97-5.8(a). The Settlement Agreement addresses the issue, stating:

*For the purposes of settlement only, the parties agree to apply the 1,000-unit cap of the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., and the methodology therefore applied in In re Housing Element for the Township of Monroe, 444 N.J. Super. 163 (Law Div. 2015). This adjusts Wayne's Third Round Prospect Need obligation to 1,390 units for the period 1999-2025. 390 units of the prospective need obligation are deferred to the period 2025-2035, and 389 units of the prospective need obligation are deferred to the period 2035-2045, which shall be in addition to any additional future obligation that may be determined for those periods.*

As stated in the above excerpt, while the calculated Third Round obligation for Wayne is 2,271, the assigned obligation is 1,390.

Municipalities, such as Wayne, that do not have adequate capacity of developable land to fulfil the entirety of an affordable housing obligation are eligible for an adjustment of the obligation. The adjustment process is set forth in COAH's rules and is supplemented by related case law. More specifically, it is a downward adjustment of the obligation to reflect the number of affordable units a municipality could theoretically create through new inclusionary development on vacant or underutilized land, presuming a density and set-aside specified in COAH's rules. The downward adjusted obligation is known as the realistic development potential, or "RDP". Requesting this adjustment does not require the municipality to zone or build on the land identified as developable. Notwithstanding, the municipality's Housing Plan must identify compliance strategies that can produce enough credits to satisfy the RDP. The difference between the RDP and the calculated new construction obligation is referred to as the unmet need. Unlike the RDP, the unmet need does not need to be fully satisfied; instead, the Township must create adequate opportunities for future affordable housing. See the Unmet Need section herein for more information.

The Township received a vacant land adjustment as part of its 2021 Settlement Agreement with FSHC, which was approved by Superior Court. The resulting RDP was 847 and therefore the unmet need was 543 (847+543=1,390). Details on this vacant land adjustment are in 2021 Settlement Agreement with FSHC.



## ROUND FOUR OBLIGATION & VACANT LAND ADJUSTMENT

Wayne's Fourth Round obligation (also referred to as the prospective need) is 1,000. This obligation is defined as the new construction obligation for 2025-2035. The Fair Housing Act, N.J.S.A. 52:27D-304.3.b., describes the obligation as a "projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the Fourth Round and all future rounds of housing obligations". The methodology to calculate the obligation begins with determining the need for affordable housing in which the municipality is located. That regional need is then allocated to each municipality in the region, excluding qualified urban aid municipalities, based on an average of three factors: 1) equalized nonresidential valuation factor, which serves as a proxy for the municipal share of the region's change in employment during the previous affordable housing round, 2) income capacity factor, which is the municipal share of the region's median household income, and 3) land capacity factor, which is the municipal share of the region's developable land.

The DCA calculated municipal Fourth Round obligations in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024. This DCA Report calculated a Fourth Round obligation of 1,746 but recognized applicability of the 1,000 unit cap as set forth in N.J.S.A. 52:27D-304.1.f.(2)(a) and N.J.A.C. 5:97-5.8(a). The Order that assigned the obligation, dated March 18, 2025 and issued by the Honorable Darren J. Del Sardo, P.J.S.C., states the Township's Fourth Round obligation is 1,000.

The Township's Third Round Settlement Agreement with FSHC deferred 390 units of Third Round obligation to the Fourth Round. This obligation is accounted for in the 1,000 obligation, as stated in the Township's January 2025 commitment to the fourth round obligation, and consistent with N.J.S.A. 52:27D-304.1.f.(2)(a) and N.J.A.C. 5:97-5.8(a), which states no municipality shall be required to satisfy an obligation which exceeds 1,000, as well as the March 18., 2025 Order issued by Honorable Darren J. Del Sardo, P.J.S.C.

The Township continues its vacant land adjustment into the Fourth Round since the Fourth Round obligation continues to exceed the vacant and developable land available. Review of approvals issued by the Planning Board and Zoning Board, anticipated development and construction permits indicate the Township's RDP has increased. The table below provides the calculation.



Additional RDP Calculation					
Block/Lot & Address	Description	Devel. Area	Density	Total Units	RDP
3103/2 910 Hamburg Tpk.	Site plan approval granted to redevelop an oversized residential lot with a shopping center	6.99	15	104.85	20.97
1119/30 981 Preakness Ave.	Subdivision approval granted for construction of 5 units at the rear of an existing church property	2.87	6	17.22	3.44
940/4.01 933 Route 23	Subdivision approval for construction of special needs housing	1.3	n/a	6	1.20
2800/7 555 Hamburg Tpk.	Oversized and largely undeveloped residential lot that was approved for construction of a self-storage facility	2.8	15	42	8.40
2717/31-34 Ratzer Rd.	Oversized residential lots which have been proposed for inclusionary development	3.8	15	57	11.40
BL3517/ 44, 45 1982 Hamburg Tpk.	Ongoing application before the Board of Adjustment for 285 units of senior inclusionary development (Lots 46.01, 46.02 and 43 generated RDP in the Third Round; Lots 46.01 and 46.02 are referred to as Lot 46)	7.37	n/a	285	57.00
<b>Total</b>					<b>102.41</b>

This additional RDP of 102 is added to the third round RDP of 847, for a total RDP of 949.



### SATISFACTION OF THE RDP

The Township addresses the 949 RDP obligation with a mix of unit types and affordable housing mechanisms throughout the Township as shown in the following table.

Satisfaction of the 949 RDP					
Mechanism	Unit Type	Rental Units	Sale Units	Bonus Credits	Total Credits
Wayne Property Holdings (GAF)	Inclusionary Zoning Family For Sale	90	0	0	90
Toys “R” Us	Inclusionary Zoning Family Rental & For Sale	190	82	73	345
AvalonBay	Inclusionary Zoning Family Rental	71	0	71	142
Preakness Shopping Center	Inclusionary Zoning Family Rental	37	0	37	74
K. Hovnanian	Inclusionary Zoning Family For Sale	0	21	0	21
Waynebridge	Inclusionary Zoning Family Rentals	15	0	7	22
Galreh	Inclusionary Zoning Family Rental	24	0	24	48
Summer Hill	80% Affordable Senior Rentals	105 (of 132)	0	0	105
Engel Burman	Assisted Living	17	0	0	17
Brightview	Assisted Living	10	0	0	10
Broadway Respite & Home Care (7 Allen Dr)	Group home	5	0	0	5
Broadway Respite & Home Care (737 Valley Rd.)	Group home	4	0	0	4
Nouvelle	Special Needs	6	0	0	6
1805 Valley Road	100% Family Rental	100	0	25	125
<b>Total</b>		<b>674</b>	<b>103</b>	<b>237</b>	<b>1,014</b>
				<b>Surplus</b>	<b>65</b>





The Settlement Agreement with FSHC identified a total of 883 credits contributing toward the 847 RDP. The surplus of 36 ( $883-847=36$ ) were recognized and stated they may be utilized to address any increase in the RDP, provided the applicable crediting requirements in *N.J.A.C. 5:93, et seq.*, are met and that the credits may be eligible for bonus credits. The Settlement Agreement also stated the surplus shall not be used to reduce or eliminate any affordable housing obligation that may apply to residential development as a result of inclusionary zoning standards or the mandatory set aside ordinance. This housing plan is consistent with this term of the Settlement Agreement and utilizes the surplus credits to address the increased RDP.

The Township has 65 surplus RDP credits that will be utilized to address an increase in RDP, subject to the applicable regulations.

***Wayne Property Holdings (GAF) – Block 2329, Lots 1 & 1QFarm, Block 2327, Lot 21.01 (90 Credits)***

The Wayne Property Holdings site, also known as the GAF property, consists of approximately 99 acres on Alps Road. The site had previously been used as the GAF corporate headquarters; however, GAF has left the site and the property has been vacant for several years.

Wayne Township and Wayne Property Holdings, LLC entered into a Settlement Agreement to permit inclusionary development on the property known as Block 2329, Lots 1 and Lot 1 QFarm (formerly Lot 17), and Block 2327, Lot 21.01 on January 16, 2020. The Settlement Agreement was approved by Order of the Superior Court of New Jersey on April 21, 2020.



As stipulated in the Settlement Agreement, the Township adopted Ordinance #26 on August 19, 2020, which established the MLR3D-2 Zone for the property. The ordinance permits development of a maximum of 449 residential units, of which 20%, or 90 units, will be affordable family units. A minimum of 12 affordable units will be very-low income units. The property location is shown on the following map.

The Settlement Agreement between Wayne Township and Wayne Property Holdings was amended pursuant to an Amended Settlement Agreement on November 16, 2022. The MLR3D-2 Zoning Ordinance



was also subsequently amended by Ordinance #54, which was adopted on December 8, 2022. Both the amended Settlement Agreement and the amended ordinance provide minor revisions to the initial concept and design and neither alter the number, tenure or type of affordable units originally anticipated and agreed upon for the subject property.

The affordable units will be consistent with the Uniform Housing Affordability Control rules, *N.J.A.C. 5:26-1 et seq.*, including but not limited to income distribution, bedroom distribution, phasing and affordability controls of at least 30 years.

The Wayne Property Holdings site will provide a total of **54 units of credit** toward Wayne's Round 3 RDP; the remaining 36 credits will contribute toward the Fourth Round obligation.

#### *Toys R Us - Block 3703, Lots 1-3 (345 Credits)*

This property consists of approximately 182 acres and is the Toys R Us corporate headquarters. It is located between the Point View Reservoir and single-family neighborhoods. There are two existing vehicle access points – Berdan Avenue (C.R. 502) and Hamburg Turnpike.

Development of the property is subject to not only the 2021 FSHC Settlement Agreement but also a 2024 Settlement Agreement between the Township and the property owner, Point View Wayne Properties, LLC. The 2024 Settlement Agreement was subject to a Fairness Hearing and was approved via an Order dated March 18, 2025. Wayne Township rezoned the subject properties, as specified in the Settlement Agreement, to permit inclusionary development, for a maximum of 1,360 units, with a 20% affordable set-aside. As described in the Township's Settlement Agreement with Fair Share Housing Center, the affordable units will be non-age restricted family units, and at least 70% (191) of the affordable units will be rental units. A minimum of 36 of the affordable units will be very-low income units. These important components are not only consistent with the Settlement Agreement with FSHC, but also consistent with Exhibit C to that Settlement Agreement which is a June 29, 2021 letter from the attorney representing the property owner, as well as the 2024 Point View Wayne Properties, LLC Settlement Agreement. Additionally, as required in the 2024 Settlement Agreement, the first 200 affordable units shall be family rental units. The ordinance regulating the property was adopted in October 2024.

The rezoning also includes regulations for developing the nonresidential portions of the site as well as a mixed use center to the development. The Township seeks to make the property a destination for Wayne



and area residents and envisions an active, pedestrian friendly project with a mix of uses where people can live, work, play and shop, as well as a development that will satisfy the Township's affordable housing obligation. Additionally, while Block 4200, Lot 1 is addressed in the Settlement Agreement, it will not be developed and instead will be donated to the Township for open space.

The affordable units will be consistent with the Uniform Housing Affordability Control rules, N.J.A.C. 5:26-1 et seq., including but not limited to the bedroom distribution requirements and affordability controls of at least 30 years.

The Toys R Us property meets the definitions of available, suitable, developable and approvable pursuant to affordable housing rules.

- *"Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing.*

The site has a clear title and has no encumbrances which would preclude the development.

- *"Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.*

The site is adjacent to single-family detached units. However, due to the topography, existing vegetation and setback requirements, the impact on the adjacent neighborhoods will be limited. The site has access to Hamburg Turnpike, as well as Berdan Avenue (C.R. 502). While environmental constraints, such as but not limited to steep slopes exist, they are not significant enough to preclude development of the property consistent with the Settlement Agreement.







- *“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.*

Water is supplied by North Jersey District Water Supply, although it is locally delivered by Township infrastructure. Adequate water capacity exists for this development. Wayne Township provides sewer to the property. The Township is currently conducting a study of the sewer and water distribution system to verify capacity and sufficiency of the conveyance system, and is working to increase capacity as needed, consistent with State law.

- *“Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.*

The site appears to be developable consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21. It does not contain any historic or architecturally important structures and is not within an historic zone.

- *In addition to determining whether the sites and proposed development are suitable pursuant to the above definitions, COAH’s rules, in N.J.A.C. 5:97-3.13, provide guidance as to where in the state inclusionary housing is encouraged. COAH’s rules rely on the 2001 State Development and Redevelopment Plan (SDRP) for this guidance and state Planning Areas 1, 2, and Centers are the preferred location to address municipal affordable housing obligations.*

The site is in Planning Area 1, the Metropolitan Planning Area. As such, its redevelopment for affordable housing is consistent with the guidance provided in N.J.A.C. 5:93-5.4.

The Toys R Us property will provide a total of **272 credits and 73 bonus credits, for a total of 345 credits** towards Wayne’s Third Round RDP. Of that total, 190 units will be rental units.

#### *AvalonBay Communities – Block 3103, Lots 16 & 19 (142 credits)*

The AvalonBay properties consist of four lots that previously housed Valley National Bank’s corporate headquarters. The properties are located on Valley Road and the intersection of Valley Rd and Barbour Pond Rd. The Township adopted Ordinance #9 on March 3, 2021, which established the MLR3D-4 Zone District for the property. The ordinance permits development of a maximum of 473 residential units, of which 15%, or 71 units, will be affordable family rental units. A minimum of 10 of the affordable units will be very-low income units.



In addition, two other properties associated with the AvalonBay site are included in the MLR3D-4 Zone District. These lots, known as Block 3101, Lots 12 & 13, are included in the AvalonBay Settlement Agreement but are specifically identified for development with nonresidential uses.

Wayne Township and AvalonBay Communities entered into a Settlement Agreement on January 8, 2021. The Settlement Agreement was the subject of a Fairness Hearing and was approved by Order of the Superior Court of New Jersey on May 13, 2021.

The AvalonBay property receive Planning Board approval as memorialized in Planning Board Resolution 2022-025 dated December 12, 2022 and Supplemental Planning Board Resolution 2023-003 dated

January 23, 2023. While the site plan was approved by the Planning Board, litigation ensued regarding conditions of the approval pertaining to one of the 5 buildings and remains ongoing. Notwithstanding the litigation, development of the property is proceeding and there are no impediments to the unaffected four buildings.

The affordable units will be consistent with the Uniform Housing Affordability Control rules, *N.J.A.C. 5:26-1 et seq.*, including but not limited to income distribution, bedroom distribution, phasing and affordability controls of at least 30 years. The AvalonBay property will provide a total of 71 rental credits and 71 bonus credits for a total of **142 units of credit** towards Wayne's Round 3 RDP.





***Preakness Shopping Center - Block 3205, Lot 7 (74 credits)***

The Preakness Shopping Center (PSC) is an older shopping mall that had been experiencing vacancies; the entire shopping center site contains approximately 39 acres. The PSC inclusionary zoning establishes a residential use at the rear of the existing shopping center. The shopping center is at the intersection of Hamburg Turnpike and Alps Road. Proximate to the property, in addition to the shopping center in which it is located, are single-family units, Point View reservoir and commercial and multi-family uses along Berdan Avenue.

Wayne Township and Wayne PSC, LLC entered into a Settlement Agreement to permit inclusionary development on Block 3205, Lot 7, also known as 1210 Hamburg Turnpike on November 25, 2020. The Settlement Agreement was the subject of a Fairness Hearing and approved by an Order of the Superior Court of New Jersey dated May 13, 2021. The Township adopted Ordinance #11 on April 7, 2021, which established the MLR3D-3 Zone for the property. The ordinance permits development of a maximum of 244 residential units, of which 15%, or 37 units, will be affordable family rental units. A minimum of five of the affordable units will be very-low income units.



The Township adopted Ordinance #11 on April 7, 2021, which established the MLR3D-3 Zone for the property. The ordinance permits development of a maximum of 244 residential units, of which 15%, or 37 units, will be affordable family rental units. A minimum of five of the affordable units will be very-low income units.

The affordable units will be consistent with the Uniform Housing Affordability Control rules, N.J.A.C. 5:26-1 et seq., including but not limited to income distribution, bedroom distribution, phasing and affordability controls of at least 30 years.

The property meets the definitions of available, suitable, developable and approvable pursuant to affordable housing rules.

- *“Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing.*

The site has a clear title and has no encumbrances which would preclude the development.





- *“Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.*

The shopping center is at the intersection of Hamburg Turnpike and Alps Road and has access to both roads. It is within a mixed use area and as such, will have access to a variety of services and jobs. Proximate to the property, in addition to the shopping center in which it is located, are single-family units, Point View reservoir and commercial and multi-family uses along Berdan Avenue. There are no environmental constraints on the property.

- *“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.*

Water is supplied by North Jersey District Water Supply, although it is locally delivered by Township infrastructure. Adequate water capacity exists for this development. Wayne Township provides sewer to the property. The Township is currently conducting a study of the sewer and water distribution system to verify capacity and sufficiency of the conveyance system, and is working to increase capacity as needed, consistent with State law.

- *“Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.*

The site appears to be developable consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21. It does not contain any historic or architecturally important structures and is not within an historic zone.

- *In addition to determining whether the sites and proposed development are suitable pursuant to the above definitions, COAH’s rules, in N.J.A.C. 5:97-3.13, provide guidance as to where in the state inclusionary housing is encouraged. COAH’s rules rely on the 2001 State Development and Redevelopment Plan (SDRP) for this guidance and state Planning Areas 1, 2, and Centers are the preferred location to address municipal affordable housing obligations.*

The site is in Planning Area 1, the Metropolitan Planning Area. As such, its redevelopment for affordable housing is consistent with the guidance provided in N.J.A.C. 5:93-5.4.

The Preakness Shopping Center property will provide 37 rental credits and 37 bonus credits for a total of **74 units of credit** toward Wayne’s Round 3 RDP.





*K. Hovnanian – Block 3305, Lots 4, 5 & 6 (21 credits)*

The K. Hovnanian project is occurring on a former landscape nursery property known as the Rockledge Garden Center. Wayne Township and K. Hovnanian North Jersey Acquisitions entered into a Settlement Agreement on January 21, 2020, to permit inclusionary development on Block 3305, Lots 4, 5, and 6, also known as 1673 Hamburg Turnpike. The Settlement Agreement was the subject of a Fairness Hearing and was approved by Order of the Superior Court of New Jersey on April 21, 2020.

The Township adopted Ordinance #31 on August 19, 2020, which, consistent with the Settlement Agreement, established the MLR3D-1 Zone for the property. The ordinance permits development of a maximum of 105 residential units with an affordable set-aside, on sites with a minimum lot area of 20 acres.



The Wayne Township Planning Board approved an application for the subject properties with approvals for various improvements, including the construction of 105 townhouses, of which 20% or 21 units will be affordable “for sale” units. Of the 21 affordable units, 14 will be two-bedroom units, and seven will be three-bedroom units. The Planning Board’s approval is memorialized in Resolution 2022-021, dated June 13, 2022.

The affordable units will be consistent with the Uniform Housing Affordability Control rules, *N.J.A.C. 5:26-1 et seq.*, including but not limited to income distribution, bedroom distribution, phasing and affordability controls of at least 30 years. The K. Hovnanian site will provide **21 units of credit** toward Wayne’s Round 3 RDP.



*Waynebridge – Block 3207, Lots 18 & 19 (22 credits)*

The Waynebridge property is a vacant property consisting of approximately 6.6 acres. Wayne Township and Waynebridge Plaza, LLC entered into a Settlement Agreement dated December 14, 2020 to permit inclusionary development on Block 3207, Lots 18 & 19, also known as 1528-1560 Hamburg Tpke. The Settlement Agreement was the subject of a Fairness Hearing and was approved by Order of the Superior Court of New Jersey on May 13, 2021.

Pursuant to the Settlement Agreement, the Township adopted Ordinance #12 on February 3, 2021, which modified the MLID-4 Zone District for the property. The



Ordinance permits a maximum of 98 multi-family dwellings. Of these units, a total of 15%, or 15 units will be affordable rental units. Rental bonus credits will also be applied toward the development.

The Wayne Township Planning Board approved an application for the subject properties with approvals for various improvements, including the construction of a multifamily apartment building complex containing a total of 98 units, of which 15% or 15 units will be affordable rental units. The Planning Board's approval is memorialized in Resolution No. 2023-021, dated September 26, 2023.

The affordable units will be consistent with the Uniform Housing Affordability Control rules, *N.J.A.C. 5:26-1 et seq.*, including but not limited to income distribution, bedroom distribution, phasing and affordability controls of at least 30 years. The Waynebridge property will provide a total of 15 rental unit credits and 7 rental bonus credits for a total of **22 units of credit** toward Wayne's Round 3 RDP.





*Summer Hill - Block 3700, Lot 82 (105 credits)*

Summer Hill Senior Apartments is a senior rental affordable housing development located on a 10 acre property on Summer Hill Road. The development received credit in the First and Second Rounds, to the extent permitted given its senior affordable units. The remaining units are utilized to meet a portion of the Third Round obligation. See the First and Second Rounds description for additional information. Summer Hill provides **105 units of senior rental credits** towards Wayne's Round 3 RDP.

*Galreh Inclusionary Development Approval – Block 2432, Lot 6 (48 credits)*

The Galreh development is located at 1895 Route 23 in Wayne Township. The property, also known as Block 2432, Lot 6, is a vacant lot consisting of 10.28 acres. Galreh received Zoning Board of Adjustment approval as memorialized in Resolution 16-2017 dated January 17, 2018. The approval is for Major Site Plan with Use and Bulk Variances for the construction of a mixed-use development. As part of the approval, 10 percent of the units, or 24 units, would be set aside as affordable rental units. Resolution 16-2017 stipulates that the project must conform to all affordable housing court decisions, rules, regulations, including but not limited to the Uniform Housing Affordability Controls (UHAC). The affordable units will need to meet all bedroom and income distribution requirements, as well as all applicable affordable housing requirements. The approval is amended via Resolutions 16-2017 dated January 16, 2018, and 2023-10 and 2023-11, both of which are dated March 20, 2023. The Galreh Inclusionary development will provide a total of 24 rental unit credits and 24 bonus credits for a total of **48 units of credit** toward Wayne's Round 3 RDP.





*Engel Berman Assisted Living – Block 3207, Lot 13 (17 credits)*

The Engel Berman Assisted Living facility is located at 1440 Hamburg Turnpike, also known as Block 3202, Lot 13; the property contains 5.78 acres. The Wayne Township Zoning Board of Adjustment approved the development as memorialized in Resolution #13-2015, dated April 21, 2015. The development will provide 149 units containing a total of 155 beds. Of the total, 17 beds are required to be Medicare beds, and, as such are considered affordable and qualify for credit toward Wayne's Round 3 obligation.

The Engel Berman Assisted Living facility provides **17 units of senior rental credits** towards Wayne's Round 3 RDP.







### *Brightview – Block 2711, Lot 107 (10 credits)*

The Brightview Assisted Living facility is located at 1139 Hamburg Turnpike, also known as Block 2711, Lot 107 and consists of 2.27 acres. The Wayne Township Zoning Board of Adjustment approved the development as memorialized in Resolution #21-2018, dated Jun 18, 2018. The approval was amended pursuant to Board of Adjustment Resolution #2021-034 dated August 2, 2021.

The Brightview development is an assisted living facility that includes 10 Medicaid beds, which are considered to be affordable and qualify for credit toward Wayne's Round 3 obligation.

The Brightview Assisted Living facility provides **10 units of senior credits** towards Wayne's Round 3 RDP.



### *Supportive Housing/Group homes (9 credits)*

The Township is unit to several existing group homes that provide supportive housing for adults, typically with a developmental disability. This type of housing also qualifies as affordable rental units and a municipality may take credit for group homes toward meeting its affordable housing obligation. The unit of credit for group homes is the bedroom. Group homes can also provide rental bonuses.

Wayne Township is claiming credit for two group homes under the Round 3 obligation. These supportive housing units, provide **9 units of credit** toward Wayne's Round 3 RDP.

- Broadway Respite & Home Care – 7 Allen Drive. The project has 6 bedrooms that provide affordable housing, 1 of which satisfies a portion of the First and Second Rounds and the remaining 5 contribute toward the Third Round RDP. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.



- Broadway Respite & Home Care/ Volunteers of America – 737 Valley Road. The project has 4 bedrooms that provide affordable housing. The Township commits to continued annual monitoring of the group home to ensure it is in place for not less than 30 years.

***Nouvelle (Block 940, Lot 4.01) (6 credits)***

Nouvelle LLC received use variance and subdivision approval in December 2023 (Resolution BOA-2023-041) to provide 6 veterans affordable apartments on undeveloped portion of land. The property is 993 Route 23, located at the intersection with Meadow Road. The 6 affordable units will be supportive rental housing occupied by disabled veterans and their immediate families. The affordable units will be consistent with the Uniform Housing Affordability Control rules, N.J.A.C. 5:26-1 et seq., as applicable for special needs affordable housing, except that all the units will be very low income. This development contributes **6 credits** toward the fourth round RDP.



***1805 Valley Road (Block 3103, Lot 14.05) (125 credits)***

The property is located at 1805 Valley Road (Block 3103, Lot 14.05), immediately southeast of the Preakness Brook. The property is 9.46 acres with approximately 800 feet of frontage on Valley Road. At this location, the Preakness Brook is a C-1 waterway subject to a 300 foot riparian buffer, leaving approximately 5 acres of land outside of the riparian buffer. While there is a flood hazard area resulting from the Preakness Brook, it appears that the flood hazard area is largely contained within the riparian buffer. There is a relatively flat area along the southeast side of the property, approximately at an elevation of 375 feet. From this area, the terrain slopes steeply down to the west to another relatively flat area around 345 feet in elevation, which extends approximately 150 feet before reaching the riparian buffer. Based on historic aerial imagery, it does not appear that the site was previously developed.

The Township will partner with a developer to develop the site with a 100% affordable family rental development with not less than 100 affordable units. Additionally, each unit will be eligible for a bonus



credit, up to the maximum permitted, as it is in a 100% affordable development for which Wayne will contribute not only the land but also project costs. This development contributes **125 credits** toward the fourth round RDP.

The Township issued an RFP for the development and received 6 responses. A developer will be selected shortly. The affordable units will be consistent with the Uniform Housing Affordability Control rules, N.J.A.C. 5:26-1 et seq., including but not limited to income distribution, bedroom distribution and affordability controls of at least 40 years. The developer will serve as the administrative agent.



The property meets the definitions of available, suitable, developable and approvable pursuant to affordable housing rules.

- *“Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing.*

The site has a clear title and has no encumbrances which would preclude the development.

- *“Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.*

While the Preakness Brook, a C-1 waterway subject to a 300 foot riparian buffer, is located on the property, there are approximately 5 acres of land outside of the riparian buffer that may be developed. The property has access to Valley Road.

- *“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.*

Water is supplied by North Jersey District Water Supply, although it is locally delivered by Township infrastructure. Adequate water capacity exists for this development. Wayne Township provides sewer to the property. The Township is currently conducting a study of the sewer and





water distribution system to verify capacity and sufficiency of the conveyance system, and is working to increase capacity as needed, consistent with State law.

- *“Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.*

The site appears to be developable consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21. It does not contain any historic or architecturally important structures and is not within an historic zone.

- *In addition to determining whether the sites and proposed development are suitable pursuant to the above definitions, COAH’s rules, in N.J.A.C. 5:97-3.13, provide guidance as to where in the state inclusionary housing is encouraged. COAH’s rules rely on the 2001 State Development and Redevelopment Plan (SDRP) for this guidance and state Planning Areas 1, 2, and Centers are the preferred location to address municipal affordable housing obligations.*

The site is in Planning Area 1, the Metropolitan Planning Area. As such, its redevelopment for affordable housing is consistent with the guidance provided in N.J.A.C. 5:93-5.4.

### **SATISFACTION OF THE THIRD ROUND UNMET NEED**

The Township will utilize a variety of zoning mechanisms to address the 543 unit Third Round Unmet Need, consistent with the terms of the Township’s 2021 Settlement Agreement with FSHC. Municipalities need not address the entirety of the unmet need; instead, they are required to create affordable housing opportunities to address the Unmet Need obligation. The Township will utilize the following to address the Unmet Need:

#### ***Mandatory Set-Aside Ordinance, Township - Wide***

The Township adopted Ordinance #40 on December 1, 2021. Ordinance #40 is a mandatory set-aside ordinance that requires a 20% affordable housing set-aside where a development has five (5) or more new residential units and has a density of 6 dwelling units/acre or greater. This ordinance is applicable for the entire Township, except for all affordable housing inclusionary development zones contained in an approved Housing Element and Fair Share Plan, such as this plan.



***North Jersey Country Club - Block 3100, Lot 3***

The existing 296-acre North Jersey Country Club property located at 594 Hamburg Turnpike may develop with family inclusionary development at a density of 10 du/ac and an affordable housing set-aside of 20%. The property is located along Hamburg Turnpike proximate to commercial uses, single-family units and multi-family developments.

The affordable units will be consistent with the Uniform Housing Affordability Control rules, *N.J.A.C. 5:26-1 et seq.*, including but not limited to income distribution, bedroom distribution, phasing and affordability controls of at least 30 years.





### *1655 Valley Road – Block 3103, Lot 15*

In conformance with Wayne's Settlement Agreement with the Fair Share Housing Center, the Township shall utilize the property to satisfy a portion of the unmet need. The property of 11 acres is occupied by an office building and related parking, a portion of which has a solar canopy. The affordable housing set-aside shall be 20% and the affordable units will be family. Settlement between the Township and the developer, AvalonBay Communities, remains outstanding. The Housing Plan will be amended upon resolution of property's development with inclusionary housing.



The affordable units will be consistent with the Uniform Housing Affordability Control rules, *N.J.A.C. 5:26-1 et seq.*, including but not limited to income distribution, bedroom distribution, phasing and affordability controls of at least 30 years.

### **SATISFACTION OF THE FOURTH ROUND UNMET NEED**

The Township will expand its unmet need strategies to account for the additional fourth round unmet need of 898 (1,000 total obligation – 102 RDP = 898).

COAH's rules, *N.J.A.C. 5:97-5.4(b)* or *N.J.A.C. 5:93-4.2(h)*, do not require any specific unmet need strategy. Instead, they state one or any combination of strategies may be required and do not provide a required quantity of strategies or affordable units. The strategies cited include accessory apartments, market to affordable, overlay zoning, redevelopment with affordable housing and adoption of a development fee. Wayne relies on 2 overlay zones that will provide family inclusionary development.

The Fair Housing Act, *N.J.S.A. 52:27D-310.1*, now states municipalities that receive a vacant land adjustment shall identify sufficient parcels to likely to redevelop during the current round to address at least 25% of the prospective need obligation that has been adjusted with realistic zoning or demonstrate why the municipality is unable to do so. With an unmet need of 898, this obligation is  $225 (.25 (898))=224.5$ ,





rounded up to 225). The Township exceeds this requirement through the new overlay zoning that creates the opportunity for **236 affordable units** in mixed-use multi-family inclusionary development.

*PSC / WH (Block 3205, Lots 1- 7; Block 3200 3-7)*

Located along the north side of Hamburg Turnpike between the Church Lane interchange and Alps Road, this commercial area includes two struggling shopping centers, as well as other commercial uses, that will receive overlay zoning that permits redevelopment with a mix of commercial uses and family inclusionary development. A density of 15 du/ac will be applied to the



area of 94.6 acres, with the exception of Block 3205, Lot 7 – Preakness Shopping Center. This site is already in receipt of inclusionary zoning that permits 244 total units (see RDP satisfaction section herein). Lot 7 at 39.25 ac will have a density of 9 du/ac applied, in addition to the 244 units already permitted. While the zoning will generally permit a gross density of 15 du/ac, it is anticipated that the residential development on the larger sites will be concentrated such that the net density is significantly greater. The redevelopment will create a walkable mixed-use environment that will serve as a destination for services and shopping.



PSC / WH Unmet Need Strategy					
Mechanism	Unit Type	Area	Gross Density	Total Units	Affordable Units
Preakness Shopping Center	Inclusionary Zoning Family	39.25	9	353	70
Remaining Area	Inclusionary Zoning Family	55.35	15	830	166
<b>Total</b>					<b>236</b>

This strategy creates realistic zoning since it provides an alternative use for the commercial uses, permits nearly 1,200 residential units where none are currently permitted, and it is complementary to the concept of the Third Round strategy “Preakness Shopping Center” in which the rear of the Preakness Shopping Center (Block 3205, Lot 7) property will be redeveloped with 244 inclusionary units. This proposed zoning more than triples the residential development permitted on this site. The zoning will aid in the revitalization of the commercial area with increased economic support to the existing and potential future commercial uses from new residents within walking distance.

### DISTRIBUTION THIRD ROUND AFFORDABLE UNITS

In addition to meeting the RDP of 847, as set forth in the 2021 Settlement Agreement with FSHC, the Township must also meet a rental obligation, maximum senior units, family obligation, and the very low income obligation. At least 50 percent of the units addressing the Round 3 obligation shall be affordable to very-low and low income households. The remainder may be affordable to moderate income households.

The following summarizes these requirements and the Township’s compliance.

Rental Obligation: 212

- Rental Units: 478

Maximum Senior Units: 211

- Senior Units: 132

Maximum Bonus Credits: 212

- Bonus Credits: 212

Minimum Family Units: 424

- Family Units: 530



Minimum Family Rental Units: 106

- Family Rental Units: 337

Minimum Very Low Income = 13%

- 13% of all units contained in the Township's Settlement Agreement with FSHC, and contained in this plan, exclusive of units that received preliminary or final approval prior to July 1, 2008, shall be affordable to very low income households. Pursuant to the Settlement Agreement, the following minimum number of very low income units shall be provided:
  - Toys R Us: 36 very low income units
  - Wayne Property Holdings: 12 very low income units
  - AvalonBay: 10 very low income units
  - Preakness: 5 very low income units
  - Galreh: 4 very low income units
  - K. Hovnanian: 3 very low income units
  - Waynebridge: 2 very low income units

In addition to the Township's RDP compliance with these requirements, the unmet need strategies will also be compliant since none are limited to non-family or owner occupied developments, and all will provide the required very low income component.

#### **DISTRIBUTION FOURTH ROUND AFFORDABLE UNITS**

In addition to meeting the additional RDP of 102, the Township must also meet a rental obligation, maximum senior units, family obligation, and the very low income obligation. At least 50 percent of the units addressing the Round 3 obligation shall be affordable to very low and low income households. The remainder may be affordable to moderate income households.

The following summarizes these requirements and the Township's compliance based upon new strategies set forth in this Housing Plan.

Rental Obligation: 51

- Rental Units: 106

Maximum Senior Units: 23

- Senior Units: 0. Up to 57 senior units may be provided if the 1982 Hamburg Turnpike development is approved by the Board of Adjustment.

Maximum Bonus Credits: 25

- Bonus Credits: 25

Minimum Family Units: 51

- Family Units: 100



Minimum Family Rental Units: 26

- Family Rental Units: 100

Minimum Very Low Income = 13%

- The Township will exceed this requirement since all of the Nouvelle units will be very low income and a minimum of 13% of the units in the Township's 100% affordable housing development will be very low income.

In addition to the Township's RDP compliance with these requirements, the unmet need strategies will also be compliant since none are limited to non-family or owner-occupied developments, and all will provide the required very low income component.

## **CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The Township is in Planning Area 1, the Metropolitan Planning Area. Development and redevelopment with affordable housing is consistent with the goals and policies of the 2001 State Development and Redevelopment Plan. In fact, Planning Area 1 is a preferred location for affordable housing pursuant to 5:93-5.4.

## **AFFORDABLE HOUSING ADMINISTRATION & AFFIRMATIVE MARKETING**

Wayne Affordable Housing Ordinance and affirmative marketing plan is in part, but will be further amended to be, consistent with the Fair Housing Act, the Uniform Housing Affordability Control Rules, *N.J.A.C. 5:80-26.1 et seq.*, and the Division of Local Planning Services Fair Housing Act Rules, *N.J.A.C. 5:99*. As of the adoption of this Housing Plan, the latter two are in the process of being amended.

The Township's Affordable Housing Ordinance, Section 213 of the Township Code, governs the establishment of affordable units in the Township as well as regulating the occupancy of such units. The Township's Affordable Housing Ordinance addresses the phasing of affordable units, the low/moderate income split, bedroom distribution, occupancy standards, affordability controls, establishing rents and prices, affirmative marketing, income qualification, etc. All newly created affordable units, with limited exceptions, will comply with the affordability control period of 30 years for sale units or 40 years for rental units, as required by the Fair Housing Act and the Uniform Housing Affordability Control Rules.

The Township created the position of the Municipal Housing Liaison and appointed a staff member to the position. The consultant affordable housing administrator overseeing any affordable housing development will conduct the administration and affirmative marketing of the applicable affordable





housing sites. The affirmative marketing plan will be designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the Township. Additionally, the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in the Township's housing region, Region 1 consisting of Passaic, Bergen, Hudson and Sussex Counties.

The affirmative marketing plan provides regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and marketing in accordance with N.J.A.C. 5:80-26.1 et seq. This plan must be adhered to by all private, non-profit, and municipal developers of affordable housing and must cover the period of deed restriction or affordability controls on each affordable unit.

### **AFFORDABLE HOUSING TRUST FUND**

A development fee ordinance creating a dedicated revenue source for affordable housing was first approved by Superior Court on March 10, 1995. COAH approved a revised ordinance on July 10, 1996. The Township most recently amended the ordinance in 2018. The ordinance, which is Section 213-66 of the Township Code creates a dedicated revenue source for affordable housing in the form of residential and nonresidential development fees and establishes and regulates the affordable housing trust fund. The ordinance requires residential development fees in the amount of 1.5% of the equalized assessed value of the residential development and nonresidential development fees in the amount of 2.5% of the equalized assessed value of the nonresidential development.

The Township's Spending Plan discusses anticipated revenues, collection of revenues, and the use of revenues. Collected revenues are placed in the Township's Affordable Housing Trust fund and may dispensed for the use of eligible affordable housing activities including, but not limited to:

- Rehabilitation program activities.
- New construction of affordable housing units and related development costs.
- Extension of expiring affordability controls.
- Purchase market rate units for conversion to affordable housing units.
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites.
- Acquisition and/or improvement of land to be used for affordable housing.



- Maintenance and repair of affordable housing.
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity.
- Any other activity as specified in the approved spending plan.

As required by the Fair Housing Act, the Township will expend a portion of its collected development fees on affordability assistance to enhance affordability of affordable units. Additionally, no more than 20% of the revenues collected from development fees each year, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, a housing element and fair share plan, and/or an affirmative marketing program.

## **APPENDIX 1.**

### **AFFORDABLE HOUSING MAPS**

2025 FOURTH ROUND HOUSING PLAN

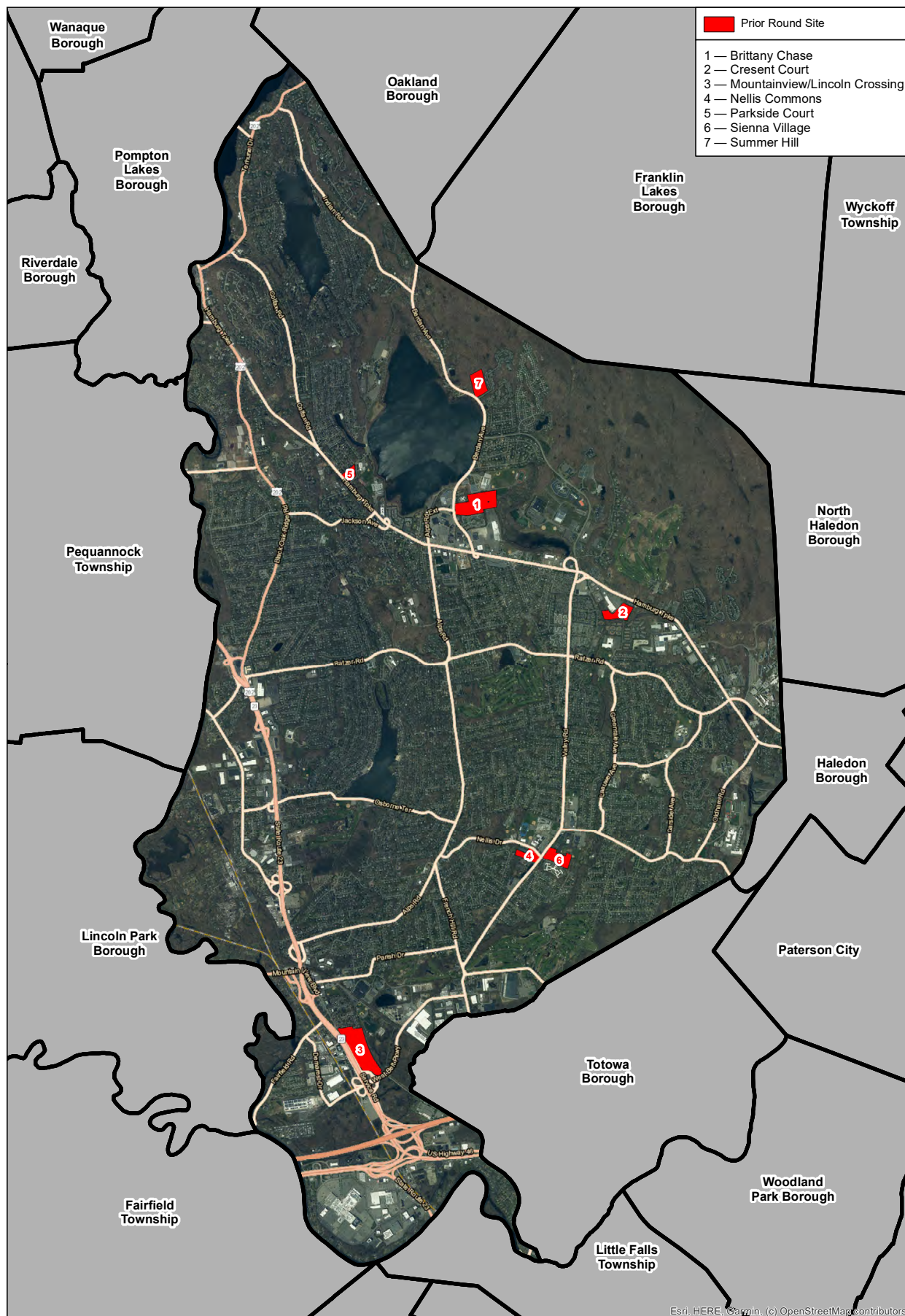
HOUSING ELEMENT & FAIR SHARE PLAN

TOWNSHIP OF WAYNE

PASSAIC COUNTY

NEW JERSEY





T&M Associates  
400 Broadacres Drive, Suite 250  
Bloomfield, NJ 07003  
www.tandmassociates.com

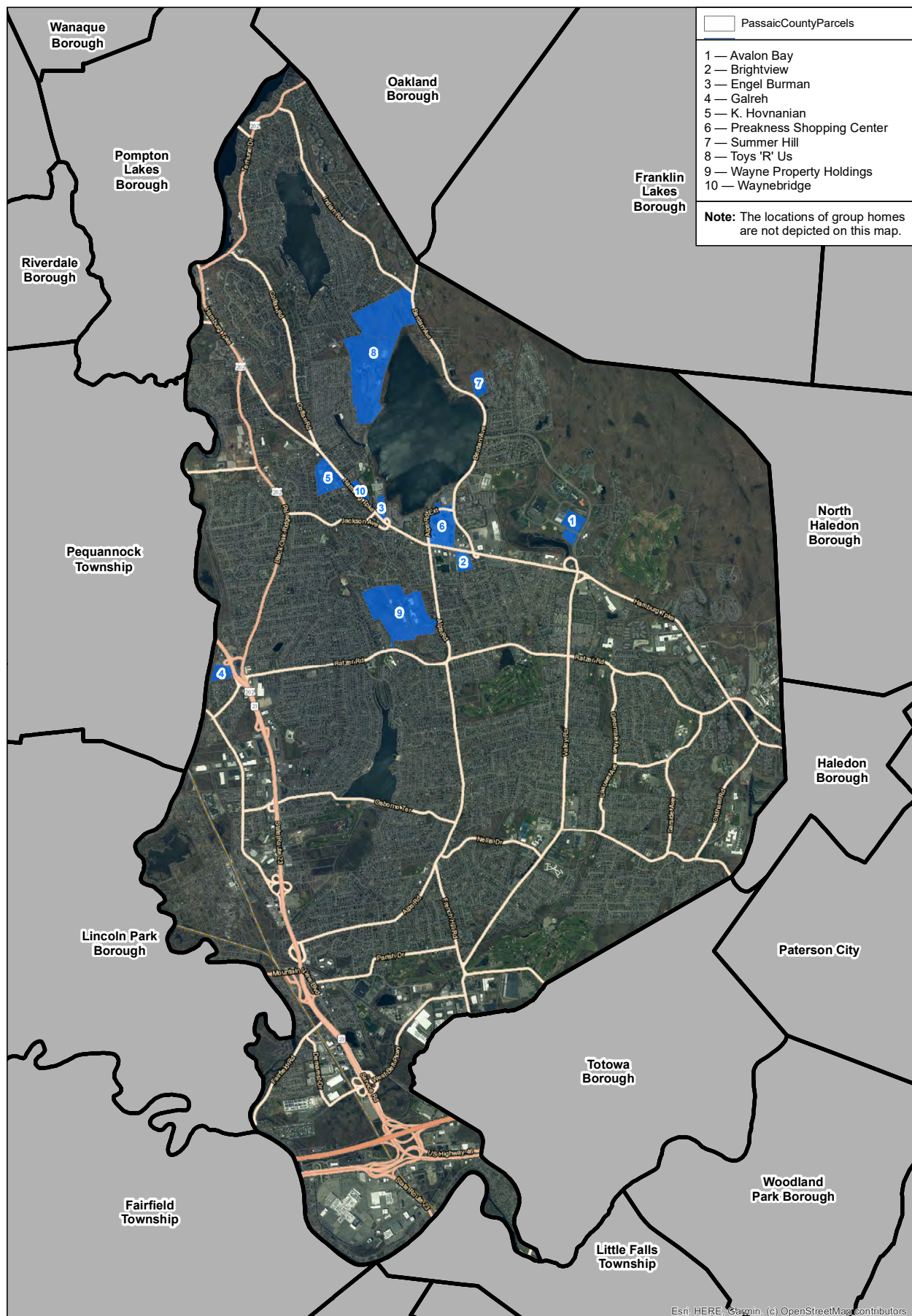
Prepared by: RED, 05/02/23  
Source: NJDOT; NJGIN; ESRI; T&M Associates  
G:\Projects\WAYN\G2302\GIS\Projects\Prior Round.mxd

**First and Second Round Sites  
Township of Wayne  
Passaic County, New Jersey**

0 1,800 3,600  
Feet







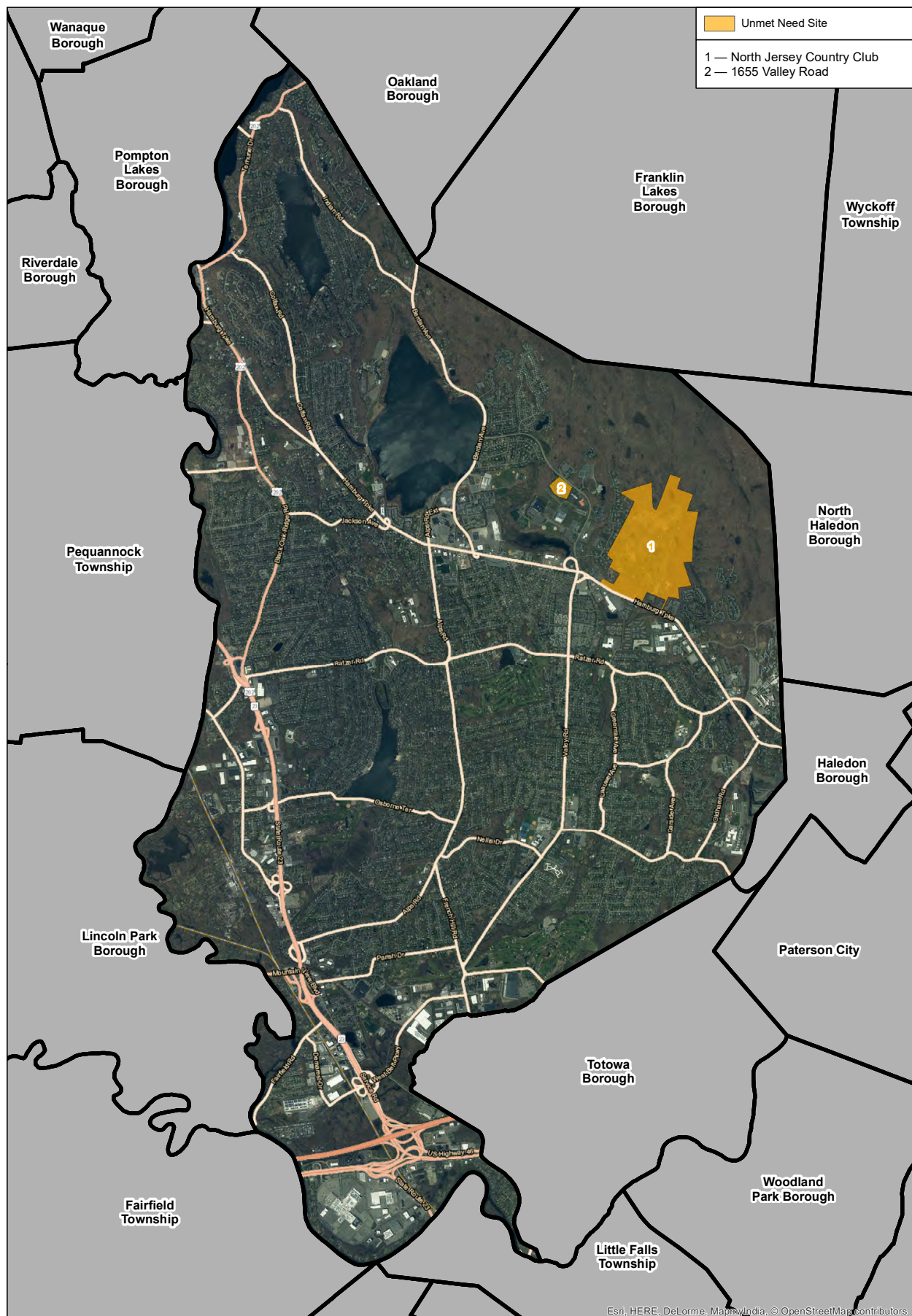
T&M Associates  
400 Broadacres Drive, Suite 250  
Bloomfield, NJ 07003  
www.tandmassociates.com

Prepared by: RED, 05/02/23  
Source: NJDOT; NJGIN; ESRI; T&M Associates  
G:\Projects\WAYN\G2302\GIS\Projects\Third Round.mxd

**Third Round RDP Sites**  
**Township of Wayne**  
**Passaic County, New Jersey**

0 1,800 3,600  
Feet





T&M Associates  
400 Broadacres Drive, Suite 250  
Bloomfield, NJ 07003  
www.tandmassociates.com

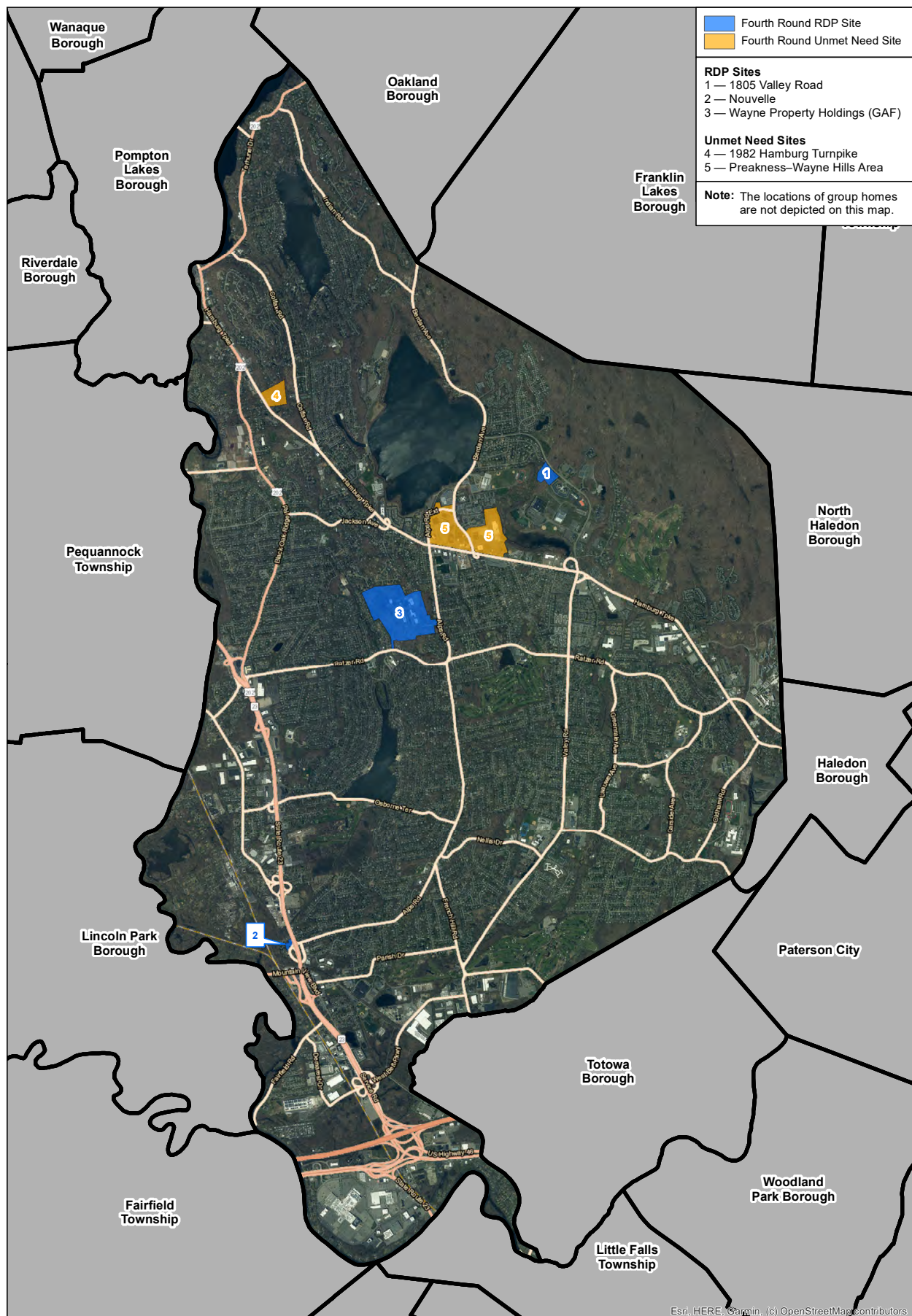
Prepared by: RED, 05/02/23  
Source: NJDOT; NJGIN; ESRI; T&M Associates  
G:\Projects\WAYN\G2302\GIS\Projects\Unmet Need.mxd

**Third Round Unmet Need Sites  
Township of Wayne Passaic  
County, New Jersey**

0 1,800 3,600  
Feet







T&M Associates  
 400 Broadacres Drive, Suite 250  
 Bloomfield, NJ 07003  
 www.tandmassociates.com

**Fourth Round RDP and Unmet Need Sites  
 Township of Wayne  
 Passaic County, New Jersey**





## **APPENDIX 2.**

# **HOUSING, DEMOGRAPHIC & EMPLOYMENT ANALYSIS**

2025 FOURTH ROUND HOUSING PLAN

HOUSING ELEMENT & FAIR SHARE PLAN

TOWNSHIP OF WAYNE

PASSAIC COUNTY

NEW JERSEY





## LIST OF TABLES

DEMOGRAPHIC ANALYSIS .....	<b>Error! Bookmark not defined.</b>
Table 1: Population Trends (1930-2020) (Municipality, County, State) .....	1
Table 2: Population by Age and Sex .....	2
Table 3: Population Change by Age (2013-2023) .....	3
Table 4: Age Cohort Comparison (Municipality, County, State) .....	3
Table 5: Household Size (Municipality, County, State) .....	4
Table 6: Persons by Household Type and Relationship (Municipality, County, State) .....	5
Table 7: Educational Attainment (Municipality, County, State) .....	6
Table 8: Racial & Ethnic Breakdown (Municipality, County, State) .....	7
ANALYSIS OF SOCIOECONOMIC CHARACTERISTICS .....	7
Table 9: Comparison of Income (Per Capita, Median Household, Mean Household, Median Family, Mean Family) (Municipality, County, State) .....	8
Table 10: Comparison of Median Household Income (Municipality, County, State) .....	8
Table 11: Poverty Status in the Past 12 Months (Municipality, County, State) .....	10
Table 12: 10-year Trend in Employment and Labor Force .....	11
Table 13: Comparison of 10-year Trend in Unemployment Rates (Municipality, County, State) .....	11
Table 14: Class of Worker (Municipality, County, State) .....	12
Table 15: Occupations (Municipality, County, State) .....	13
Table 16: Industries (Municipality, County, State) .....	14
Table 17: Government and Private Employment and Wages .....	15
Table 18: Means of Transportation to Work (Municipality, County, State) .....	16
Table 19: Travel Time to Work (Municipality, County, State) .....	17
Table 20: Vehicles Available (Municipality, County, State) .....	17
ANALYSIS OF HOUSING STOCK .....	18
Table 21: Unit Occupancy Status (Municipality, County, State) .....	18
Table 22: Units in Structure by Occupancy .....	19
Table 23: Units in Structure (Municipality, County, State) .....	20



Table 24: Year Structure Built by Occupancy .....	20
Table 25: Year Structure Built (Municipality, County, State).....	21
Table 26: Number of Bedrooms by Occupancy .....	22
Table 27: Number of Bedrooms (Municipality, County, State) .....	23
Table 28: Housing Quality Indicators.....	23
Table 29: Units in Structure by Vacancy .....	24
Table 30: Number of Bedrooms per Unit by Vacancy .....	25
Table 31: Year Structure Built by Vacancy.....	26
ANALYSIS OF HOUSING AFFORDABILITY .....	26
Table 32: Year Householder Moved into the Housing Unit (Municipality, County, State).....	27
Table 33: Value for All Owner-Occupied Housing Units (Municipality, County, State) .....	27
Table 34: Comparison of Average Residential Sales Price (Municipality and County) .....	28
Table 35: Comparison of Consolidated Residential Tax Assessments (Municipality and County) .....	29
Table 36: Housing Costs as a Percentage of Household Income .....	29
Table 37: Selected Monthly Owner Costs as a Percentage of Household Income (Municipality, County, State) .....	31
Table 38: Gross Rent for Renter-Occupied Housing Units (Municipality, County, State).....	32
Table 39: Household Income by Gross Rent.....	32
Table 40: Gross Rent as a Percentage of Household Income (Municipality, County, State) .....	33
ANALYSIS OF CONSTRUCTION ACTIVITY AND TRENDS.....	34
Table 41: Comparison of Housing Units Authorized by Building Permits for New Construction .....	34
Table 42: Comparison of Housing Units Certified for Occupancy .....	35
Table 43: Comparison of Housing Units Demolished .....	36
Table 44: Nonresidential Construction, Wayne, 2009-2023 .....	38
FORECASTS AND PROJECTIONS .....	39
Table 46: Long-term Population, Household and Employment Forecasts .....	40
Table 46: New Housing Projection .....	41



## DEMOGRAPHIC ANALYSIS

From 1940 to 2020, Wayne saw significant population growth, increasing from 6,868 to 54,838 residents—an overall rise of nearly 700%, far outpacing both Passaic County (69%) and New Jersey (123%). The highest rate of growth occurred between 1950 and 1960, when Wayne's population surged by 148.29% as part of the suburbanization to post-war suburban expansion. In contrast, Passaic County and the state saw more moderate growth during the same period (20.62% and 25.47%, respectively). After 1980, Wayne's growth slowed, with far more modest increases over the following decades, plateauing in the 21st century, even as Passaic County and New Jersey continued to grow at a steadier pace. Note that the total population data in Table 1 is drawn from the Decennial U.S. Census survey. All subsequent Census Bureau data contained herein is collected through the 2019-2023 American Community Survey (ACS) and calculated as 5-year estimates.

**Table 1: Population Trends (1930-2020) (Municipality, County, State)**

Year	Wayne			Passaic County			New Jersey		
	Persons	Change Number	Percent	Persons	Change Number	Percent	Persons	Change Number	Percent
1930							4,041,334		
1940	6,868	6,868		309,353	309,353		4,160,165	118,831	2.94%
1950	11,822	4,954	72.13%	337,093	27,740	8.97%	4,835,329	675,164	16.23%
1960	29,353	17,531	148.29%	406,618	69,525	20.62%	6,066,782	1,231,453	25.47%
1970	49,141	19,788	67.41%	460,782	54,164	13.32%	7,171,112	1,104,330	18.20%
1980	46,474	-2,667	-5.43%	447,585	-13,197	-2.86%	7,365,011	193,899	2.70%
1990	47,025	551	1.19%	453,060	5,475	1.22%	7,730,188	365,177	4.96%
2000	54,069	7,044	14.98%	489,049	35,989	7.94%	8,414,350	684,162	8.85%
2010	54,717	648	1.20%	501,226	12,177	2.49%	8,791,894	377,544	4.49%
2020*	54,838	121	0.22%	524,118	22,892	4.57%	9,288,994	497,100	5.65%

**Data Source:** U.S. Census Bureau, 2020 & 2020 Decennial Redistricting Data; New Jersey Department of Labor and Workforce Development, New Jersey State Data Center Census, New Jersey Resident Population by Municipality: 1930 – 2000. \* Population estimates in following tables differ from the redistricting population totals

Table 2 shows the population cohorts in Wayne in 2023. The population distribution shows a balanced split between males (49.92%) and females (50.08%) within the community. The largest age group overall is comprised of persons from 35 to 54 years of age, making up 24.01% of the population. Notably, the 5–19 age group has the second-highest share (19.50%), with a higher male percentage (22.05%) compared to females (16.95%). The 65+ age group also shows a significant gender difference, but in reverse: it



accounts for 22.46% of the female population but only 16.23% of the male population, suggesting greater female longevity. The population who are under 5 years old population skews male as well, with 6.83% of the male population in this cohort compared to just 4.33% of females. The median age is 42 years old although females (44.6) tend to be older than males (39.4).

**Table 2: Population by Age and Sex**

Age Group	Total Persons		Male Population		Female Population	
	Number	Percent	Number	Percent	Number	Percent
Under 5	2,995	5.57%	1,831	6.83%	1,164	4.33%
5 – 19	10,476	19.50%	5,915	22.05%	4,561	16.95%
20 – 34	9,063	16.87%	4,395	16.39%	4,668	17.35%
35 – 54	12,900	24.01%	6,353	23.69%	6,547	24.33%
55 – 64	7,896	14.70%	3,972	14.81%	3,924	14.58%
65 +	10,399	19.35%	4,354	16.23%	6,045	22.46%
<b>Total</b>	<b>53,729</b>	<b>100.00%</b>	<b>26,820</b>	<b>49.92%</b>	<b>26,909</b>	<b>50.08%</b>
<b>Median Age</b>	<b>42</b>		<b>39.4</b>		<b>44.6</b>	

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Table 3 shows the changes in population cohorts between 2013 and 2023 in Wayne. Between 2013 and 2023, the overall population slightly declined by 1.94%, dropping from 54,794 to 53,729. Despite this modest decrease, several age groups experienced notable shifts. The Under 5 population saw the largest percentage increase, growing by 18.71%, indicating a recent uptick in births or young families moving into the area. The 65+ age group also grew significantly, up 12.19%, reflecting an aging population and increased life expectancy. In contrast, the 35–54 age group saw a steep decline, decreasing by 2,787 people or 17.77%, which may indicate out-migration or demographic shifts in this working-age population. The 5–19 group also declined slightly by 3.05%, while the 20–34 and 55–64 age groups remained relatively stable, with marginal increases. Interestingly, the median age decreased from 43.2 to 42, despite the growth in the senior population—likely due to the rise in the under-5 population.



**Table 3: Population Change by Age (2013-2023)**

Age Group	Total Persons, 2013		Total Persons, 2023		Change, 2013 - 2023	
	Number	Percent	Number	Percent	Number	Percent
Under 5	2,523	4.60%	2,995	5.57%	472	18.71%
5 – 19	10,805	19.72%	10,476	19.50%	-329	-3.05%
20 – 34	9,050	16.52%	9,063	16.87%	13	0.14%
35 – 54	15,687	28.63%	12,900	24.01%	-2,787	-17.77%
55 – 64	7,459	13.61%	7,896	14.70%	437	5.85%
65 +	9,269	16.92%	10,399	19.35%	1,130	12.19%
<b>Total</b>	<b>54,794</b>	<b>100.00%</b>	<b>53,729</b>	<b>100.00%</b>	<b>-1065.15</b>	<b>-1.94%</b>
<b>Median Age</b>	<b>43.2</b>		<b>42</b>		<b>-1.2</b>	

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Table 4, Age Cohort Comparison, shows the population by age cohort in Wayne in comparison with the county and State in 2023. Wayne's age distribution reveals an older population compared to both Passaic County and New Jersey overall. Wayne has a higher percentage of residents aged 65 and over (19.35%) than both Passaic County (15.51%) and the state (16.83%), contributing to its higher median age of 42, versus 38.1 in the county and 40.1 statewide. Similarly, the 55–64 age group makes up a larger share in Wayne (14.70%) compared to the county (12.87%) and state (13.73%). In contrast, younger cohorts such as 20-34 and under 5 age groups are slightly underrepresented in Wayne. For instance, whereas only 5.57% of Wayne's population is under 5 years of age, that cohort accounts for 6.38% of the population in Passaic County. The 35–54 age group is the largest in all three regions, but Wayne's share (24.01%) is slightly below that of the county (25.36%) and state (26.31%). Overall, Wayne's population is somewhat older, with a stronger concentration of 55-and-over residents than both Passaic County and New Jersey as a whole.

**Table 4: Age Cohort Comparison (Municipality, County, State)**

Age Group	Wayne		Passaic County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Under 5	2,995	5.57%	33,069	6.38%	526,400	5.68%
5 – 19	10,476	19.50%	103,746	20.02%	1,726,916	18.64%
20 – 34	9,063	16.87%	102,941	19.86%	1,743,485	18.81%
35 – 54	12,900	24.01%	131,453	25.36%	2,438,404	26.31%
55 – 64	7,896	14.70%	66,693	12.87%	1,271,993	13.73%
65 +	10,399	19.35%	80,387	15.51%	1,559,816	16.83%
<b>Total</b>	<b>53,729</b>	<b>100.00%</b>	<b>518,289</b>	<b>100.00%</b>	<b>9,267,014</b>	<b>100.00%</b>
<b>Median Age</b>	<b>42</b>		<b>38.1</b>		<b>40.1</b>	

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey



A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms that constitute a unit of housing. These persons may or may not be related. A family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, who live in the same household.

Wayne's household composition is similar to Passaic County and New Jersey, but the trend in the municipality is revealing. Wayne has a relatively balanced distribution among household sizes, with 2-person households being the most common at 28.0%, slightly above the county (27.6%) but below the state (31.1%). Notably, 4-person households are more prevalent in Wayne (21.7%) compared to both Passaic County (17.1%) and New Jersey (15.3%). Conversely, while larger households (6+ persons) are far less common in Wayne— 0.8% to 1.7%— they are more prevalent in the county, especially households of 7 persons or more (2.7% in Passaic vs. 0.8% in Wayne). Wayne also has fewer renter-occupied households with smaller average sizes (2.1 people) compared to Passaic (2.8) and the state (2.39), pointing to a more owner-dominated housing market. Overall, Wayne tends to have smaller, household sizes, with a higher share of 3- and 4-person households and smaller percentage of very large households.

**Table 5: Household Size (Municipality, County, State)**

Household Size	Wayne		Passaic County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
1-person household	4,335	23.2%	42,094	23.7%	918,897	26.4%
2-person household	5,230	28.0%	49,161	27.6%	1,081,842	31.1%
3-person household	3,423	18.3%	31,338	17.6%	594,946	17.1%
4-person household	4,061	21.7%	30,495	17.1%	530,520	15.3%
5-person household	1,189	6.4%	13,787	7.7%	218,492	6.3%
6-person household	315	1.7%	6,345	3.6%	79,678	2.3%
7-or-more-person household	144	0.8%	4,744	2.7%	53,980	1.6%
<b>Total number of households</b>	<b>18,697</b>	<b>100%</b>	<b>177,964</b>	<b>100%</b>	<b>3,478,355</b>	<b>100%</b>
<b>Average Household Size: Total</b>	<b>2.76</b>		<b>2.86</b>		<b>2.61</b>	
Average Household Size: Owner-occupied	2.94		2.92		2.74	
Average Household Size: Renter-occupied	2.1		2.8		2.39	

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's household structure reflects an older population profile compared to both Passaic County and New Jersey overall (Table 6) A larger share of Wayne's population lives in households (95.93%), although it's slightly lower than Passaic County (98.31%) and New Jersey (98.13%). The average household size is smaller in Wayne (2.76 persons) than in Passaic County (2.86) but larger than in the state as a whole (2.61). Similarly, the average family size is larger (3.3) than in New Jersey overall (3.19), though slightly smaller



compared to the county (3.4). Married-couple households are more common in Wayne (62.8%), compared to 46.7% in Passaic County and 50.0% statewide, and a higher percentage of them have children. By extension, cohabiting couples and single-parent households are less common in Wayne., A mere 0.9% of cohabiting couples in Wayne have children, compared to 3.8% in Passaic and 2.2% in the state. Wayne also has fewer female-headed households (22.9%) than Passaic (29.8%) and New Jersey (27.3%), and these households are less likely to include children. It should also be noted that Wayne has a higher percentage of individuals 65+ living alone (10.9%), suggesting a vulnerable population that may require more senior services.

**Table 6: Persons by Household Type and Relationship (Municipality, County, State)**

Household Type	Wayne		Passaic County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
<b>Total population</b>	<b>53,729</b>	<b>100.00%</b>	<b>518,289</b>	<b>100.00%</b>	<b>9,267,014</b>	<b>100.00%</b>
In households	51,541	95.93%	509,540	98.31%	9,093,435	98.13%
<b>Total Households</b>	<b>18,697</b>	<b>-</b>	<b>177,964</b>	<b>-</b>	<b>3,478,355</b>	<b>-</b>
Average Household Size	2.76		2.86		2.61	
<b>Total Families</b>	<b>13,722</b>	<b>-</b>	<b>127,548</b>	<b>-</b>	<b>2,359,988</b>	<b>-</b>
Average Family Size	3.3		3.4		3.19	
Married-couple household	11,737	62.8%	83,042	46.7%	1,739,819	50.0%
With children of the householder under 18 years	5,196	27.8%	34,663	19.5%	719,870	20.7%
Cohabiting couple household	661	3.5%	13,794	7.8%	228,463	6.6%
With children of the householder under 18 years	174	0.9%	6,714	3.8%	77,871	2.2%
Male householder, no spouse/partner present	2,014	10.8%	28,162	15.8%	560,885	16.1%
With children of the householder under 18 years	75	0.4%	1,634	0.9%	32,993	0.9%
Householder living alone	1,441	7.7%	17,796	10.0%	391,777	11.3%
65 years and over	497	2.7%	6,154	3.5%	126,951	3.6%
Female householder, no spouse/partner present	4,285	22.9%	52,966	29.8%	949,188	27.3%
With children of the householder under 18 years	401	2.1%	12,539	7.0%	165,950	4.8%
Householder living alone	2,894	15.5%	24,298	13.7%	527,120	15.2%
65 years and over	2,038	10.9%	13,763	7.7%	283,828	8.2%
Households with one or more people under 18 years	6,114	32.7%	62,752	35.3%	1,093,381	31.4%
Households with one or more people 65 years and over	7,008	37.5%	58,764	33.0%	1,129,950	32.5%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey



Table 7 compares the educational attainment for the Township, County, and State population over 25 years old. Wayne's adult population is more educated than that of Passaic County and the state as a whole. Among residents aged 25 and over, 96.2% in Wayne have at least a high school diploma, compared to 85.1% in Passaic County and 90.7% statewide. The most striking difference lies in higher education: 56.8% of Wayne's population holds a bachelor's degree or higher, far surpassing Passaic County (30.3%) and even the state (42.9%). Wayne also has the lowest percentage of adults with less than a 9th-grade education (2.1%), in contrast to 8.4% in Passaic and 4.6% statewide. Additionally, Wayne has the highest proportion of graduate or professional degree holders (23.0%), more than double Passaic County's 10.1% and significantly above New Jersey's 17.1%. Overall, these figures reflect a highly educated population in Wayne.

**Table 7: Educational Attainment (Municipality, County, State)**

Education Level	Wayne		Passaic County		New Jersey	
	Number	Percent	Number	Number	Percent	Number
<b>Population 25 years and over</b>	<b>36,601</b>	<b>-</b>	<b>347,256</b>	<b>-</b>	<b>6,459,220</b>	<b>-</b>
Less than 9th grade	784	2.1%	29,329	8.4%	298,733	4.6%
9th to 12th grade, no diploma	591	1.6%	22,387	6.4%	302,003	4.7%
High school graduate (includes equivalency)	7,816	21.4%	116,947	33.7%	1,662,983	25.7%
Some college, no degree	4,453	12.2%	54,340	15.6%	989,663	15.3%
Associate's degree	2,182	6.0%	18,996	5.5%	434,152	6.7%
Bachelor's degree	12,342	33.7%	70,096	20.2%	1,666,634	25.8%
Graduate or professional degree	8,433	23.0%	35,161	10.1%	1,105,052	17.1%
<b>High school graduate or higher</b>	<b>35,226</b>	<b>96.2%</b>	<b>295,540</b>	<b>85.1%</b>	<b>5,858,484</b>	<b>90.7%</b>
<b>Bachelor's degree or higher</b>	<b>20,775</b>	<b>56.8%</b>	<b>105,257</b>	<b>30.3%</b>	<b>2,771,686</b>	<b>42.9%</b>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Table 8 shows the racial and ethnic breakdown of the Township compared to the County and the State. Wayne's racial and ethnic makeup differs significantly from the rest of the county and state, with a population that is predominantly White (75.9%), compared to 46.7% in Passaic County and 56.9% statewide. Wayne has a far smaller Hispanic or Latino population (12.4%) than Passaic County (a striking 43.4%) and the larger state (21.9%). Similarly, the Black or African American population in Wayne (2.7%) is lower than both the county (10.7%) and the state (13.0%). A significant share of Wayne's population is Asian (8.8%), exceeding Passaic County (5.4%) and closely aligning with the state average (9.8%). The population of mixed-race persons (8.5%) is exceeded by the county- and state-level shares, 19.5% and 10.6%, respectively. Overall, Wayne is less racially and ethnically diverse than Passaic County or New



Jersey as a whole, with a far higher share of non-Hispanic White residents and smaller percentage of most racial and ethnic minorities.

**Table 8: Racial & Ethnic Breakdown (Municipality, County, State)**

Race and Ethnicity	Wayne		Passaic County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Not Hispanic	47,044	87.6%	293,140	56.6%	7,234,046	78.1%
White	38,993	72.6%	201,527	38.9%	4,813,341	51.9%
Black	1,419	2.6%	51,612	10.0%	1,138,893	12.3%
Native American/Alaskan Native	0	0.0%	316	0.1%	6,790	0.1%
Asian	4,753	8.8%	27,940	5.4%	910,968	9.8%
Native Hawaiian/Pacific Islander	44	0.1%	114	0.0%	1,955	0.0%
Other Race Alone	440	0.8%	2,489	0.5%	69,560	0.8%
Two or More Races	1,395	2.6%	9,142	1.8%	292,539	3.2%
Hispanic	6,685	12.4%	225,149	43.4%	2,032,968	21.9%
White	1,773	3.3%	40,559	7.8%	462,801	5.0%
Black	66	0.1%	3,443	0.7%	62,160	0.7%
Other Race Alone	1,673	3.1%	89,331	17.2%	821,955	8.9%
Two or More Races	3,173	5.9%	91,816	17.7%	686,052	7.4%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

## **ANALYSIS OF SOCIOECONOMIC CHARACTERISTICS**

Table 9 compares the annual income of the Township, County, and State. Wayne's per capita income is \$65,579, well above the county's \$40,241 and the state's \$53,118. The difference is even more pronounced in household and family income figures. Wayne's median household income is \$151,561, nearly double that of Passaic County (\$87,137) and substantially higher than the New Jersey median (\$101,050). Similarly, Wayne's mean household income is \$185,848, exceeding Passaic County by nearly \$70,000 and the state average by over \$45,000. This trend continues with family incomes: Wayne reports a median family income of \$182,970 and a mean family income of \$219,399, again far outpacing the county (\$100,792 median) and state (\$123,892 median). These figures reflect Wayne's status as a relatively affluent community.





**Table 9: Comparison of Income (Per Capita, Median Household, Mean Household, Median Family, Mean Family) (Municipality, County, State)**

Annual Income	Wayne	Passaic County	New Jersey
Per Capita Income	\$65,579	\$40,241	\$53,118
Median Household Income	\$151,561	\$87,137	\$101,050
Mean Household Income	\$185,848	\$116,257	\$140,299
Median Family Income	\$182,970	\$100,792	\$123,892
Mean Family Income	\$219,399	\$129,354	\$164,717

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

ACS data for Wayne shows upper income groups account for a much higher share of the population to Passaic County and New Jersey overall. A striking 34.3% of Wayne households earn \$200,000 or more, more than double the share in Passaic County (15.8%) and well above the state average (20.7%). Similarly, 68.7% of Wayne households earn \$100,000 or more, compared to 44.1% in the county and 50.5% statewide. In contrast, only 15.5% of Wayne households earn less than \$50,000, about half the proportion for Passaic County (30.9%) and significantly lower than the state's 25.2%. Across all income brackets below \$100,000, Wayne has a smaller share of households, reflecting its overall affluence. These patterns are reflected in the median household income of \$151,561 in Wayne, far exceeding both Passaic County (\$87,137) and New Jersey (\$101,050), as well as its mean household income of \$185,848. Overall, Wayne stands out as a high-income community with a greater concentration of wealth than its county and state counterparts.

**Table 10: Comparison of Median Household Income (Municipality, County, State)**

Household Income Range	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>Total households</b>	<b>18,697</b>	<b>-</b>	<b>177,964</b>	<b>-</b>	<b>3,478,355</b>	<b>-</b>
Less than \$10,000	426	2.3%	8,164	4.6%	140,262	4.0%
\$10,000 to \$14,999	302	1.6%	7,286	4.1%	99,362	2.9%
\$15,000 to \$24,999	479	2.6%	11,010	6.2%	175,402	5.0%
\$25,000 to \$34,999	811	4.3%	11,062	6.2%	184,753	5.3%
\$35,000 to \$49,999	872	4.7%	17,470	9.8%	276,601	8.0%
\$50,000 to \$74,999	1339	7.2%	23,764	13.4%	448,192	12.9%
\$75,000 to \$99,999	1615	8.6%	20,742	11.7%	397,939	11.4%
\$100,000 to \$149,999	3379	18.1%	31,420	17.7%	627,526	18.0%
\$150,000 to \$199,999	3065	16.4%	18,981	10.7%	407,723	11.7%
\$200,000 or more	6,409	34.3%	28,065	15.8%	720,595	20.7%
<b>Median household income</b>	<b>\$151,561</b>		<b>\$87,137</b>		<b>\$101,050</b>	
<b>Mean household income</b>	<b>\$185,848</b>		<b>\$116,257</b>		<b>\$140,299</b>	
<i>Less than \$50,000</i>	<i>2,890</i>	<i>15.46%</i>	<i>54,992</i>	<i>30.90%</i>	<i>876,380</i>	<i>25.20%</i>



Household Income Range	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
\$100,000 or more	12,853	68.74%	78,466	44.09%	1,755,844	50.48%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne has a significantly lower poverty rate compared to both Passaic County and New Jersey as a whole. Only 3.0% of Wayne's population lives below the poverty line, well below the 13.7% in Passaic County and 9.8% statewide. This trend is consistent across all age groups: just 2.4% of Wayne residents under 18 are in poverty, compared to 20.8% in the county and 13.3% in the state. Among seniors (65 years of age and older), Wayne reports 5.4% in poverty—again lower than Passaic (12.6%) and the state (9.5%). A gender gap is also apparent: 3.8% of females in Wayne live below the poverty line versus 2.2% of males, a smaller disparity than seen in Passaic County (14.8% female vs. 12.5% male) and New Jersey (10.8% vs. 8.7%). Work status further illustrates Wayne's economic stability: only 0.6% of full-time workers fall below the poverty line, compared to 2.3% in the county and 1.7% statewide. Notably, among those who did not work, 7.9% of Wayne residents are in poverty—much lower than the 24.4% in Passaic and 18.1% in New Jersey. Overall, Wayne exhibits a much lower incidence of poverty across all demographics, reflecting stronger economic conditions relative to the broader region.



**Table 8: Poverty Status in the Past 12 Months (Municipality, County, State)**

Poverty Status	Wayne			Passaic County			New Jersey		
	Total Estimated Population	Estimated Below Poverty Level	Percent Below Poverty Level	Total Estimated Population	Estimated Below Poverty Level	Percent Below Poverty Level	Total Estimated Population	Estimated Below Poverty Level	Percent Below Poverty Level
Population for whom poverty status is determined	51,656	1,566	3.0%	510,404	69,781	13.7%	9,101,339	889,287	9.8%
<b>AGE GROUP</b>									
Under 18	11,693	284	2.4%	121,775	25,350	20.8%	2,008,338	266,599	13.3%
18 to 64	30,352	764	2.5%	310,220	34,531	11.1%	5,569,449	478,317	8.6%
Over 65	9,611	518	5.4%	78,409	9,900	12.6%	1,523,552	144,371	9.5%
<b>GENDER</b>									
Male	26,075	586	2.2%	251,234	31,303	12.5%	4,466,436	388,772	8.7%
Female	25,581	980	3.8%	259,170	38,478	14.8%	4,634,903	500,515	10.8%
<b>WORK EXPERIENCE</b>									
Population 16 years and over	41,636	1351	3.2%	402,544	47,204	11.7%	7,333,281	650,943	8.9%
Worked full-time*	20,330	127	0.6%	182,061	4,243	2.3%	3,370,652	56,180	1.7%
Worked less than full-time*	9,196	270	2.9%	92,262	11,723	12.7%	1,669,653	179,898	10.8%
Did not work	12,110	954	7.9%	128,221	31,238	24.4%	2,292,976	414,865	18.1%

\* Worked year-round for the past 12 months

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Between 2013 and 2023, Wayne's labor market showed a steady improvement, rebounding from post-recession recovery through the impacts of the COVID-19 pandemic. In 2013, the unemployment rate stood at 6.7%, with 1,950 people unemployed. Over the next several years, the rate steadily declined, reaching a low of 2.8% in 2019, reflecting robust economic conditions and near-full employment. Wayne was affected by the pandemic in 2020, when unemployment spiked to 7.8%, the highest in the decade, with 2,200 persons in the labor force without work. The labor market quickly rebounded: by 2022, unemployment had dropped to 3.3%, and in 2023, it stabilized at 3.7%. Overall, both labor force participation and employment figures increased slightly over the decade, with the labor force growing



from 29,002 in 2013 to 29,843 in 2023, and employment rising from 27,052 to 28,743. Wayne's long-term labor trends suggest a strong and resilient local economy with relatively low unemployment rates.

**Table 92: 10-year Trend in Employment and Labor Force**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2013	29,002	27,052	1,950	6.7
2014	28,709	27,171	1,538	5.4
2015	28,754	27,419	1,335	4.6
2016	28,428	27,321	1,107	3.9
2017	29,111	28,045	1,066	3.7
2018	28,740	27,835	905	3.1
2019	29,293	28,486	807	2.8
2020	28,319	26,100	2,219	7.8
2021	28,434	26,816	1,618	5.7
2022	29,281	28,318	963	3.3
2023	29,843	28,743	1,100	3.7

**Data Source:** Municipal Total Labor Force, Employed, Unemployed and Unemployment Rate Average Estimates: 2023, NJ Department of Labor and Workforce Development

From 2013 to 2023, Wayne consistently maintained a lower unemployment rate than both Passaic County and New Jersey overall, reflecting a relatively stronger local labor market. In 2013, Wayne's unemployment rate was 6.7%, already well below Passaic County's 10.1% and the state average of 8.4%. This trend of lower unemployment continued throughout the decade. Wayne's unemployment dropped steadily to a low of 2.8% in 2019, compared to 4.2% in Passaic and 3.5% statewide. During the peak of the COVID-19 pandemic in 2020, Wayne's unemployment rate rose sharply to 7.8%, equal to Passaic but still lower than the state's 9.4%. By 2023, Wayne's rate recovered to 3.7%, again below Passaic County (5.5%) and New Jersey (4.4%). These differences suggest Wayne experienced a more stable and resilient employment environment over the decade than the broader county and state.

**Table 103: Comparison of 10-year Trend in Unemployment Rates (Municipality, County, State)**

Year	Wayne	Passaic County	New Jersey
2013	6.7	10.1	8.4
2014	5.4	8.2	6.7
2015	4.6	7	5.7
2016	3.9	6.1	4.9
2017	3.7	5.6	4.5
2018	3.1	4.9	4
2019	2.8	4.2	3.5
2020	7.8	7.8	9.4



Year	Wayne	Passaic County	New Jersey
2021	5.7	8.7	6.7
2022	3.3	4.8	3.9
2023	3.7	5.5	4.4

**Data Source:** Municipal Total Labor Force, Employed, Unemployed and Unemployment Rate Average Estimates: 2023, NJ Department of Labor and Workforce Development

The composition of Wayne's workforce composition is similar to that of Passaic County and New Jersey, but with some key distinctions. Most of Wayne's labor force (78.2%) works in private-salaried positions, slightly below Passaic County (82.5%) and the state (80.7%). The municipality, has a slightly higher share of government workers at 16.1%, compared to 12.0% in Passaic and 14.2% statewide. The share of self-employed workers is nearly identical across the board—5.4% in Wayne, 5.3% in Passaic, and 4.9% in New Jersey—suggesting comparable levels of entrepreneurship. Unpaid family workers make up a tiny portion of the workforce in all areas (0.2–0.3%).

**Table 114: Class of Worker (Municipality, County, State)**

Class of Worker	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	27,939	-	251,131	-	4,644,770	
Private wage and salary workers	21,839	78.2%	207,100	82.5%	3,748,404	80.7%
Government workers	4,511	16.1%	30,229	12.0%	661,538	14.2%
Self-employed in own not incorporated business workers	1,515	5.4%	13,326	5.3%	227,688	4.9%
Unpaid family workers	74	0.3%	476	0.2%	7,140	0.2%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

The municipality's workforce is heavily concentrated in management, business, science, and arts occupations (Table 15), which account for 58.5% of its employed population—substantially higher than both Passaic County (35.9%) and New Jersey overall (46.9%). This suggests a strong professional and white-collar employment base in Wayne. In contrast, service occupations make up just 10.9% of Wayne's workforce, much lower than Passaic's 17.4% and the state's 14.8%, indicating fewer lower-wage or hourly service jobs. Wayne also has a smaller share of workers in production, transportation, and material moving occupations (5.4%) compared to Passaic County (17.2%) and the state (11.3%). Sales and office jobs in Wayne (20.5%) are on par with the county (21.3%) and state (20.0%). Wayne also has the lowest percentage of workers in construction, maintenance, and natural resources (4.8%), below both the county





(8.2%) and state (6.9%). The occupational profile for Wayne reflects a highly educated and professional labor force, with far fewer workers in manual labor or service roles than its regional counterparts.

**Table 125: Occupations (Municipality, County, State)**

Occupation	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	27,939	-	251,131	-	4,644,770	-
Management, business, science, and arts occupations	16,336	58.5%	90,207	35.9%	2,178,058	46.9%
Service occupations	3,040	10.9%	43,734	17.4%	689,308	14.8%
Sales and office occupations	5,725	20.5%	53,392	21.3%	930,463	20.0%
Natural resources, construction, and maintenance occupations	1,342	4.8%	20,637	8.2%	320,511	6.9%
Production, transportation, and material moving occupations	1,496	5.4%	43,161	17.2%	526,430	11.3%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Table 16 shows the distribution of employment by industry for employed Wayne, Passaic and New Jersey residents over 16 years of age in 2023. Wayne's employment by industry reflects a professional, service-oriented economy with an emphasis on education, healthcare, and finance. The largest employment sector in Wayne is educational services and healthcare, accounting for 26.8% of the workforce—higher than both Passaic County (22.8%) and New Jersey (24.2%). Wayne also has a higher share of workers in finance, insurance, and real estate (11.4%) compared to Passaic County (6.0%) and the state (8.6%), highlighting the presence in white-collar industries. Similarly, professional, scientific, and administrative services employ 15.0% of Wayne's population, slightly more than in the county (12.0%) and state (14.3%). In contrast, Wayne has fewer workers in traditional blue-collar sectors, such as manufacturing (6.7%), which is well below Passaic's 11.6% and slightly under the state's 8.2%. Employment in retail trade (9.7%) and transportation and utilities (5.2%) is also somewhat lower than county and state levels. Additionally, Wayne has minimal employment in agriculture, construction, and public administration, all at or below regional averages. The Township's economy is characterized by a higher concentration of jobs in education, healthcare, finance, and professional services, and a lower reliance on the manufacturing, construction, and hospitality sectors.

**Table 136: Industries (Municipality, County, State)**

Industry	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	27,939	-	251,131	-	4,644,770	-
Agriculture, forestry, fishing and hunting, and mining	26	0.1%	423	0.2%	14,652	0.3%
Construction	1,428	5.1%	17,097	6.8%	285,256	6.1%
Manufacturing	1,877	6.7%	29,237	11.6%	378,966	8.2%
Wholesale trade	1,019	3.6%	8,338	3.3%	135,591	2.9%
Retail trade	2,713	9.7%	30,453	12.1%	485,852	10.5%
Transportation and warehousing, and utilities	1,441	5.2%	18,641	7.4%	306,213	6.6%
Information	921	3.3%	4,653	1.9%	118,752	2.6%
Finance and insurance, and real estate and rental and leasing	3,175	11.4%	15,148	6.0%	401,128	8.6%
Professional, scientific, administrative and waste management services	4,199	15.0%	30,046	12.0%	662,154	14.3%
Educational services, and health care and social assistance	7,487	26.8%	57,382	22.8%	1,123,151	24.2%
Arts, entertainment, recreation, accommodation and food services	1705	6.1%	19,296	7.7%	335,168	7.2%
Other services, except public administration	940	3.4%	11,835	4.7%	193,846	4.2%
Public administration	1008	3.6%	8,582	3.4%	204,041	4.4%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's employment landscape is dominated by private sector jobs, which account for the vast majority (Table 17) of employment with over 2,000 establishments and an average of 27,653 workers in 2023. The private sector average annual wage is \$65,405, or \$1,258 weekly. Among private industries, management offers the highest wages by far, with an average annual salary of \$145,163, followed by finance and insurance at \$119,007 and manufacturing at \$107,544. The arts and entertainment and accommodation and food services sectors are among the lowest-paid sectors with average annual wages of \$29,206 and \$34,095, respectively. The largest employment sector is retail trade, with an average of 6,031 employees, though it pays a relatively low average wage of \$43,278. Health and social services is another major employer with nearly 3,900 workers, but its average wage is moderate at \$57,459. Meanwhile, education (non-government) employs fewer people (446 on average) and offers one of the lowest annual wages at \$39,984. In the public sector, local government employs the most workers (average 3,516), driven primarily by local education (2,587 employees). Public sector wages are strong compared to many private



industries, with average annual wages around \$72,000–\$81,000 depending on the level of government. Overall, Wayne’s economy is driven by a diverse mix of industries, with high-paying jobs concentrated in management, finance, and manufacturing, while employment is higher in retail, healthcare, and local education.

**Table 147: Government and Private Employment and Wages**

Industry	Units	Employment				Average Wages		
	Average	March	June	Sept	Dec	Average	Annual	Weekly
FEDERAL GOVT TOTALS	7	165	162	158	158	161	\$81,554	\$1,568
STATE GOVT TOTALS	4	1,960	1,527	1,936	2,013	1,755	\$80,839	\$1,555
STATE GOVT EDUCATION	1	1,523	1,078	1,523	1,581	1,322	\$79,633	\$1,531
LOCAL GOVT TOTALS	7	3,709	3,838	3,579	3,880	3,516	\$72,503	\$1,394
LOCAL GOVT EDUCATION	5	2,815	3,004	2,508	3,000	2,587	\$73,149	\$1,407
Agriculture	.	.	.	.	.	.	.	.
Mining	.	.	.	.	.	.	.	.
Construction	172	1,084	1,126	1,092	1,112	1,097	\$91,662	\$1,763
Manufacturing	69	2,341	2,433	2,406	2,462	2,382	\$107,544	\$2,068
Wholesale Trade	108	1,993	2,015	2,038	2,096	2,012	\$92,414	\$1,777
Retail Trade	269	5,889	5,854	6,005	6,523	6,031	\$43,278	\$832
Transp/Warehousing	40	655	633	620	642	640	\$50,466	\$970
Information	18	162	176	177	181	177	\$59,132	\$1,137
Finance/Insurance	84	1,317	1,331	1,274	920	1,224	\$119,007	\$2,289
Real Estate	71	419	431	427	484	444	\$91,070	\$1,751
Professional/Technical	226	965	976	977	1,003	975	\$74,951	\$1,441
Management	13	1,310	1,344	1,310	976	1,236	\$145,163	\$2,792
Admin/Waste Remediation	170	1,834	2,149	2,120	2,040	2,036	\$57,619	\$1,108
Education	26	455	459	425	472	446	\$39,984	\$769
Health/Social	400	3,868	3,952	3,898	4,023	3,907	\$57,459	\$1,105
Arts/Entertainment	39	829	976	894	903	881	\$34,095	\$656
Accommodations/Food	155	2,844	2,942	2,840	2,955	2,872	\$29,206	\$562
Other Services	156	1,138	1,271	1,152	1,166	1,189	\$37,451	\$720
Unclassified	68	64	72	86	100	78	\$47,958	\$922
<b>PRIVATE SECTOR TOTALS</b>	<b>2,085</b>	<b>27,191</b>	<b>28,168</b>	<b>27,772</b>	<b>28,085</b>	<b>27,653</b>	<b>\$65,405</b>	<b>\$1,258</b>

"-" = Data do not meet publication standards

**Data Source:** New Jersey Department of Labor and Workforce Development, Quarterly Census of Employment and Wages (QCEW), Annual Municipal Reports 2023

Census commuting data indicate a reliance on personal vehicles and a higher rate of remote work compared to both Passaic County and New Jersey. About 74.4% of Wayne’s working population commutes by car, truck, or van, slightly lower than Passaic County (77.3%) but higher than the state average (71.4%).



A larger share in Wayne drives alone (68.4%), compared to 66.5% in Passaic and 63.7% in New Jersey, while carpooling is less common (6.0%), especially compared to Passaic's 10.8%. Use of public transportation in Wayne (5.3%) is lower than in either the county (7.0%) or the state (8.5%) at large, and very few residents walk (1.5%) or use other methods (0.3%). Another important difference is in the percentage of people working from home—18.5% in Wayne, which is significantly higher than Passaic County (10.3%) and above the New Jersey average (15.0%), suggesting a greater share of telecommuting or remote-friendly jobs. Median travel time for Wayne workers is 30 minutes, similar to New Jersey (30.9 minutes) and longer than Passaic County (27.3 minutes), indicating a mix of local and regional commuting. Overall, Wayne commuters are more car-dependent, more likely to work from home, and less reliant on public transit than those in the broader county and state.

**Table 158: Means of Transportation to Work (Municipality, County, State)**

Means of Transportation	Wayne		Passaic County		New Jersey	
Workers 16 years and over	27,434	-	245,005	-	4,541,915	-
Car, truck, or van	20,429	74.4%	189,345	77.3%	3,242,476	71.4%
Drove alone	18,772	68.4%	162,986	66.5%	2,894,952	63.7%
Carpooled	1,657	6.0%	26,359	10.8%	347,524	7.7%
Public transportation (excluding taxicab)	1,448	5.3%	17,196	7.0%	387,422	8.5%
Walked	398	1.5%	9,672	3.9%	118,022	2.6%
Other	88	0.3%	3,573	1.5%	110,740	2.4%
Worked at home	5,071	18.5%	25,219	10.3%	683,255	15.0%
Median Travel time	30.0%	(X)	27.3%	(X)	30.9%	(X)

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Sizable groups of Wayne workers have commutes of small and high travel times (Table 19). A higher percentage of Wayne workers (11.6%) have very short commutes (under 10 minutes), exceeding both Passaic County (8.5%) and the state average (9.9%). Wayne also has a larger proportion of longer commutes: 16.4% commute 30–34 minutes, more than both Passaic (13.9%) and New Jersey (13.7%), and 13.4% travel an hour or more, close to the state average (14.2%) but significantly higher than Passaic



(9.5%). Mid-range commute times (15–24 minutes) are less common in Wayne than in the county or state. For example, only 12.0% of Wayne residents have a 15–19 minute commute, compared to 15.1% in Passaic County and 13.1% statewide. Similarly, 20–24 minute commutes are lower in Wayne (11.0%) than seen in the wider county (14.2%) and state (12.9%).

**Table 169: Travel Time to Work (Municipality, County, State)**

Travel Time to Work	Wayne	Passaic County	New Jersey
Workers 16 years and over	27,434	245,005	4,541,915
Less than 10 minutes	11.6%	8.5%	9.9%
10 to 14 minutes	11.6%	15.4%	11.5%
15 to 19 minutes	12.0%	15.1%	13.1%
20 to 24 minutes	11.0%	14.2%	12.9%
25 to 29 minutes	7.5%	8.3%	6.7%
30 to 34 minutes	16.4%	13.9%	13.7%
35 to 44 minutes	7.9%	7.1%	8.2%
45 to 59 minutes	8.6%	7.9%	9.9%
60 or more minutes	13.4%	9.5%	14.2%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne households have significantly greater access to vehicles compared to those in Passaic County and New Jersey (Table 20). Only 1.4% of workers in Wayne report having no vehicle available, dramatically lower than either in Passaic County (8.3%) or the state (6.4%), indicating a reliance on car travel. Furthermore, 44.4% of Wayne workers have access to three or more vehicles, far surpassing Passaic (29.7%) and New Jersey (30.3%), highlighting a higher rate of multi-vehicle households. Wayne has a relatively small share of households with only one vehicle (12.9%), compared to 25.2% in Passaic and 23.3% statewide. The most common category in Wayne is two vehicles (41.3%), slightly above the state average and more than in Passaic. The data reflects higher vehicle ownership levels, likely related to greater affluence, suburban land use, and limited mass transit.

**Table 20: Vehicles Available (Municipality, County, State)**

Vehicles Available	Wayne	Passaic County	New Jersey
Workers 16 years and over	26,920	243,227	4,516,430
No vehicle available	1.4%	8.3%	6.4%
1 vehicle available	12.9%	25.2%	23.3%
2 vehicles available	41.3%	36.8%	39.9%
3 or more vehicles available	44.4%	29.7%	30.3%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey





## ANALYSIS OF HOUSING STOCK

The housing data for Wayne is representative of a community with high homeownership, low vacancy, and a relatively low number of rental units. Owner-occupied housing accounts for 69.9% of occupied units in Wayne, higher than Passaic County (65.4%) and the state (63.7%), and when considered as a share of all housing units, Wayne's 75.74% owner-occupancy rate is substantially above both the county (50.70%) and the state (58.68%). In contrast, renter-occupied units account for only 21.4% of Wayne's housing, well below Passaic County (47.2%) and New Jersey (36.3%).

Wayne also has a lower vacancy rate (6.0%) than the state average (7.9%) but slightly higher than Passaic County (4.1%). The homeowner vacancy rate in Wayne is low at 0.6%, on par with the county and below the state's 0.8%, while the rental vacancy rate is 2.7%, again between the county (2.2%) and the state (3.6%). Wayne has a relatively high proportion of vacant units classified as "for sale only" (13.45%) and "sold, not occupied" (11.30%), both noticeably higher than in Passaic and New Jersey. Conversely, Wayne has fewer units for rent or used seasonally compared to the state average.

**Table 21: Unit Occupancy Status (Municipality, County, State)**

Unit Occupancy Status	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>Occupied housing units</b>	<b>18,697</b>	<b>94.0%</b>	<b>177,964</b>	<b>95.9%</b>	<b>3,478,355</b>	<b>92.1%</b>
Owner-occupied	14,691	69.9%	94,011	65.4%	2,215,482	63.7%
<i>Owner-occupied as percent of total units</i>	75.74%		50.70%		58.68%	
Renter-occupied	4,006	21.4%	83,953	47.2%	1,262,873	36.3%
<i>Renter-occupied as percent of total units</i>	20.65%		45.27%		33.45%	
<b>Vacant housing units</b>	<b>699</b>	<b>6.0%</b>	<b>7,475</b>	<b>4.1%</b>	<b>297,487</b>	<b>7.9%</b>
For rent	111	15.88%	1,887	25.24%	47,565	15.99%
Rented, not occupied	24	3.43%	327	4.37%	8,028	2.70%
For sale only	94	13.45%	446	5.97%	18,914	6.36%
Sold, not occupied	79	11.30%	357	4.78%	12,223	4.11%
For seasonal, recreational, or occasional use	74	10.59%	769	10.29%	130,017	43.71%
For migrant workers	0	0.00%	0	0.00%	104	0.03%
All other vacant	317	45.35%	3,689	49.35%	80,636	27.11%
<b>Total Housing Units</b>	<b>19,396</b>	<b>100%</b>	<b>185,439</b>	<b>100%</b>	<b>3,775,842</b>	<b>100%</b>
Home-owner vacancy rate	0.6		0.5		0.8	
Rental vacancy rate	2.7		2.2		3.6	

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey



Wayne's housing stock is predominantly made up of single-family detached homes, which account for 68.2% of all occupied units. These homes are overwhelmingly owner-occupied (83.1%), with only 13.6% inhabited by renters, pointing to a clear divide in housing types by tenure. Multifamily buildings with 50 or more units represent just 8.1% of total occupied units, but they house over one-third (34.5%) of all renters, making them the most common rental structure type in Wayne. Smaller multi-unit buildings, such as those with 3–4 units or 10–19 units, also contribute significantly to the rental market, but represent a small portion of the overall housing stock. Attached single-family homes make up 10.0% of all housing, divided evenly between owners and renters. Housing types like mobile homes (0.8%) and structures with 2–9 units make up a small share of the total housing stock, with most being renter-occupied.

**Table 172: Units in Structure by Occupancy**

Units in Structure	Total Occupied Units		Owner-Occupied		Renter-Occupied	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
1, detached	12,750	68.19%	12,206	83.08%	544	13.58%
1, attached	1,860	9.95%	1,438	9.79%	422	10.53%
2	356	1.90%	145	0.99%	211	5.27%
3 or 4	353	1.89%	110	0.75%	243	6.07%
5 to 9	341	1.82%	58	0.39%	283	7.06%
10 to 19	599	3.20%	195	1.33%	404	10.08%
20 to 49	775	4.15%	316	2.15%	459	11.46%
50 or more	1,508	8.07%	125	0.85%	1,383	34.52%
Mobile home	155	0.83%	98	0.67%	57	1.42%
Boat, RV, van, etc.	0	0.00%	0	0.00%	0	0.00%
<b>Total Occupied Units</b>	<b>18,697</b>	<b>100%</b>	<b>14,691</b>	<b>100%</b>	<b>4,006</b>	<b>100%</b>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's housing stock is characterized by a strong dominance of single-family detached homes, which account for 61.5% of its occupied units—higher than the state average (53.3%) but slightly lower than Passaic County (68.2%). Attached single-family homes make up a modest 7.5% of units in Wayne, closely aligning with both the county (9.95%) and the state (9.6%). Compared to New Jersey and Passaic County, Wayne has a greater proportion of mid-sized multi-unit buildings, especially those with 3 to 4 units (8.1%) and 20 to 49 units (6.3%), both of which exceed county and state averages in those categories.

Wayne has relatively few large apartment buildings—only 1.5% of units are in structures with 50 or more units, significantly less than in Passaic County (8.1%) and New Jersey (7.8%). Wayne also has minimal representation of mobile homes (0.27%) and none in categories like boats, RVs, or vans, aligning with broader patterns but suggesting a low presence of nontraditional housing types.



Overall, Wayne's housing mix blends a strong suburban identity with some mid-density multi-family housing, distinguishing it from the denser, more urban housing patterns of Passaic County and greater mix of housing options seen across New Jersey.

**Table 183: Units in Structure (Municipality, County, State)**

Units in Structure	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
1, detached	2,059	61.46%	12,750	68.19%	1,854,841	53.33%
1, attached	252	7.52%	1,860	9.95%	332,799	9.57%
2	172	5.13%	356	1.90%	296,677	8.53%
3 or 4	270	8.06%	353	1.89%	212,142	6.10%
5 to 9	140	4.18%	341	1.82%	163,781	4.71%
10 to 19	188	5.61%	599	3.20%	170,512	4.90%
20 to 49	211	6.30%	775	4.15%	144,890	4.17%
50 or more	49	1.46%	1,508	8.07%	272,408	7.83%
Mobile home	9	0.27%	155	0.83%	29,135	0.84%
Boat, RV, van, etc.	0	0.00%	0	0.00%	1,170	0.03%
<b>Total Occupied Units</b>	<b>3,350</b>	<b>100%</b>	<b>18,697</b>	<b>100%</b>	<b>3,478,355</b>	<b>100%</b>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's housing stock is largely composed of mid-20<sup>th</sup>-century homes, with a significant portion built during the 1950s and 1960s. In total, 32.0% of all occupied units were built before 1960, with 36.0% of owner-occupied units falling into this older category, compared to only 17.1% of renter-occupied units—indicating that older homes are more likely to be owned than rented. The largest share of homes (25.0%) was built between 1960 and 1969, and nearly another 20.0% were built in the 1950s.

Housing built since 1970 accounts for 43.1% of total occupied units, with most renter-occupied units (64.9%) falling into this newer category, while only 37.1% of owner-occupied homes were built in that same period. This suggests that Wayne's rental housing tends to be newer than its owner-occupied housing, while homeownership is more common in the town's older, more established neighborhoods. Homes constructed in the 21<sup>st</sup> century account for a relatively small share of the Township's housing stock (2.62%), a majority of which are rentals. Wayne's housing stock is comprised mostly of homes built in the mid-to-late 20<sup>th</sup> century, with a small percentage of units built in the 21<sup>st</sup> century.

**Table 194: Year Structure Built by Occupancy**

Year Built	Total Occupied Units		Owner-Occupied Units		Renter-Occupied Units	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Built 2020 or later	23	0.12%	14	0.10%	9	0.22%
Built 2010 to 2019	205	1.10%	155	1.06%	50	1.25%
Built 2000 to 2009	1,249	6.68%	630	4.29%	619	15.45%



Year Built	Total Occupied Units		Owner-Occupied Units		Renter-Occupied Units	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Built 1990 to 1999	2,669	14.28%	1,771	12.05%	898	22.42%
Built 1980 to 1989	2,176	11.64%	1,588	10.81%	588	14.68%
Built 1970 to 1979	1,729	9.25%	1,295	8.81%	434	10.83%
Built 1960 to 1969	4,671	24.98%	3,946	26.86%	725	18.10%
Built 1950 to 1959	3,740	20.00%	3,310	22.53%	430	10.73%
Built 1940 to 1949	976	5.22%	867	5.90%	109	2.72%
Built 1939 or earlier	1,259	6.73%	1,115	7.59%	144	3.59%
<b>Total Occupied Units</b>	<b>18,697</b>	<b>100%</b>	<b>14,691</b>	<b>100%</b>	<b>4,006</b>	<b>100%</b>
<i>Built 1959 or earlier</i>	<i>5,975</i>	<i>31.96%</i>	<i>5,292</i>	<i>36.02%</i>	<i>683</i>	<i>17.05%</i>
<i>Built since 2010</i>	<i>228</i>	<i>1.22%</i>	<i>169</i>	<i>1.15%</i>	<i>59</i>	<i>1.47%</i>
<i>Built Since 1970</i>	<i>8,051</i>	<i>43.06%</i>	<i>5,453</i>	<i>37.12%</i>	<i>2,598</i>	<i>64.85%</i>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's housing stock is significantly older than that of both Passaic County and New Jersey as a whole. A striking 40.2% of Wayne's occupied housing units were built before 1940, compared to 27.6% in Passaic County and just 17.3% statewide. When combined with homes built in the 1940s and 1950s, a full 68.3% of Wayne's housing was built before 1960, compared to 56.6% in Passaic and 38.2% statewide—highlighting Wayne's status as a historically developed community with limited newer residential development. In contrast, Wayne has seen very little recent construction: only 3.5% of its homes were built since 2010, compared to 3.6% in Passaic and 6.2% across New Jersey. Similarly, Wayne lags in housing built during the 2000s (just 0.27% of its stock), while Passaic and New Jersey report 5.5% and 9.0%, respectively. The municipality, thus, has a paucity of housing built relatively recently.

**Table 205: Year Structure Built (Municipality, County, State)**

Year Built	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Built 2020 or later	0	0.00%	639	0.36%	20,013	0.58%
Built 2010 to 2019	117	3.49%	5,743	3.23%	195,676	5.63%
Built 2000 to 2009	9	0.27%	9,739	5.47%	311,682	8.96%
Built 1990 to 1999	178	5.31%	9,630	5.41%	320,443	9.21%
Built 1980 to 1989	276	8.24%	13,071	7.34%	412,485	11.86%
Built 1970 to 1979	283	8.45%	15,840	8.90%	435,195	12.51%
Built 1960 to 1969	200	5.97%	22,621	12.71%	455,636	13.10%
Built 1950 to 1959	444	13.25%	31,560	17.73%	493,598	14.19%
Built 1940 to 1949	495	14.78%	19,986	11.23%	233,074	6.70%
Built 1939 or earlier	1,348	40.24%	49,135	27.61%	600,553	17.27%
<b>Total Occupied Units</b>	<b>3,350</b>	<b>100%</b>	<b>177,964</b>	<b>100%</b>	<b>3,478,355</b>	<b>100%</b>
<i>Built 1959 or earlier</i>	<i>2,287</i>	<i>68.27%</i>	<i>100,681</i>	<i>56.57%</i>	<i>1,327,225</i>	<i>38.16%</i>
<i>Built since 2010</i>	<i>117</i>	<i>3.49%</i>	<i>6382</i>	<i>3.59%</i>	<i>215689</i>	<i>6.20%</i>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey



Wayne's housing stock is predominantly composed of larger, multi-bedroom homes, especially among owner-occupied units, while renters tend to live in smaller residences. Homes with 3 or more bedrooms make up over 73% of all occupied units, with 4-bedroom homes alone accounting for 33.3%, and 5+ bedroom homes accounting for 7.2%. Among owner-occupied housing, approximately half have 4 or more bedrooms, compared to just 7.2% of renter-occupied units. Renters in Wayne are more likely to occupy smaller units: 43.7% live in 1-bedroom homes, and 30.6% in 2-bedroom homes. Only 11.7% of owner-occupied homes have 1 or 2 bedrooms. Studio (no-bedroom) units are rare (1.0%) but comprise 4.4% of rentals,

**Table 216: Number of Bedrooms by Occupancy**

Number of Bedrooms	Total Occupied Units		Owner-Occupied		Renter-Occupied	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
No bedroom	185	0.99%	9	0.06%	176	4.39%
1 bedroom	2176	11.64%	424	2.89%	1752	43.73%
2 bedrooms	2516	13.46%	1291	8.79%	1225	30.58%
3 bedrooms	6247	33.41%	5,682	38.68%	565	14.10%
4 bedrooms	6230	33.32%	5,957	40.55%	273	6.81%
5 or more bedrooms	1343	7.18%	1,328	9.04%	15	0.37%
<b>Total Occupied Units</b>	<b>18,697</b>	<b>100%</b>	<b>14,691</b>	<b>100%</b>	<b>4,006</b>	<b>100%</b>
<i>2-bedroom or smaller</i>	<i>4,877</i>	<i>26.08%</i>	<i>1,724</i>	<i>11.74%</i>	<i>3,153</i>	<i>78.71%</i>
<i>4-bedroom or larger</i>	<i>7,573</i>	<i>40.50%</i>	<i>7,285</i>	<i>49.59%</i>	<i>288</i>	<i>7.19%</i>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

The single-family orientation of housing in Wayne is especially stark when compared with county and state figures. Approximately 66.7% of homes in Wayne have three or more bedrooms, and a particularly high 40.5% have four or more bedrooms—more than double the share in Passaic County (18.1%) and significantly higher than the state average (25.7%). In contrast, smaller units are much less common in Wayne: only 26.1% of housing units have two bedrooms or fewer, compared to nearly half of Passaic County's housing stock (49.1%) and 42.3% statewide.

Wayne has few studio (no-bedroom) units, just 0.99%, compared to 3.35% in Passaic and 2.9% in New Jersey. The share of 1-bedroom units is similarly lower in Wayne (11.6%) than in the county (14.8%) or state (14.1%). This distribution reflects Wayne's low-density character, where housing is more often geared toward families and larger households, while the Passaic County and New Jersey figures are more diverse and contain data from urban locations as well.



**Table 227: Number of Bedrooms (Municipality, County, State)**

Number of Bedrooms	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
No bedroom	185	0.99%	5,953	3.35%	100,700	2.90%
1 bedroom	2176	11.64%	26,246	14.75%	490,223	14.09%
2 bedrooms	2516	13.46%	55,160	31.00%	880,551	25.32%
3 bedrooms	6,247	33.41%	58,332	32.78%	1,112,414	31.98%
4 bedrooms	6,230	33.32%	25,395	14.27%	693,047	19.92%
5 or more bedrooms	1,343	7.18%	6,878	3.86%	201,420	5.79%
<b>Total Occupied Units</b>	<b>18,697</b>	<b>100%</b>	<b>177,964</b>	<b>100%</b>	<b>3,478,355</b>	<b>100%</b>
2-bedroom or less	4,877	26.08%	87,359	49.09%	1,471,474	42.30%
4-bedroom or more	7,573	40.50%	32,273	18.13%	894,467	25.72%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's housing is well-equipped and predominantly relies on utility gas for heating, with 86.7% of homes using it—higher than the comparable figures for the state (73.3%) and county (82.1%). Other heating sources such as electricity (8.9%) and fuel oil (2.4%), are used less frequently in Wayne compared to the overall state, where electricity accounts for 15.6% and fuel oil for 6.8%. Use of alternative heating methods like coal, wood, or solar energy is minimal across all regions, with Wayne having no recorded use of solar energy, compared to a small percentage in the county and state.

Wayne also has a high quality of housing with minimal overcrowding. 98.8% of its homes have one occupant per bedroom, better than in Passaic County (92.4%) or New Jersey as a whole (96.3%),

In terms of housing quality, Wayne performs well: only 0.4% of homes lack complete plumbing, 1.5% lack kitchen facilities (slightly higher than county and state averages), and 1.1% have no telephone service. In short, Wayne's homes are well-heated, spacious, and well-equipped, with fewer signs of overcrowding or inadequate facilities than seen in Passaic County or New Jersey as a whole.

**Table 238: Housing Quality Indicators**

House Heating Fuel	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Utility gas	16,218	86.7%	146,055	82.1%	2,549,266	73.3%
Bottled, tank, or LP gas	235	1.3%	4,251	2.4%	86,955	2.5%
Electricity	1656	8.9%	17,170	9.6%	541,309	15.6%
Fuel oil, kerosene, etc.	450	2.4%	7,965	4.5%	236,801	6.8%
Coal or coke	44	0.2%	270	0.2%	1,228	0.0%
Wood	48	0.3%	453	0.3%	10,682	0.3%
Solar energy	0	0.0%	194	0.1%	6,947	0.2%
Other fuel	11	0.1%	566	0.3%	17,347	0.5%



House Heating Fuel	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
No fuel used	35	0.2%	1,040	0.6%	27,820	0.8%
<b>Total Occupied Units</b>	<b>18,697</b>	<b>-</b>	<b>177,964</b>	<b>-</b>	<b>3,478,355</b>	<b>-</b>
Occupants per Room	Estimate	Percent	Estimate	Percent	Estimate	Percent
	Estimate	Percent	Estimate	Percent	Estimate	Percent
1.00 or less	18,478	98.8%	164,396	92.4%	3,348,645	96.3%
1.01 to 1.50	193	1.0%	9,389	5.3%	83,003	2.4%
.51 or more	26	0.1%	4,179	2.3%	46,707	1.3%
Facilities	Estimate	Percent	Estimate	Percent	Estimate	Percent
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Lacking complete plumbing facilities	20	0.4%	576	0.3%	10,515	0.3%
Lacking complete kitchen facilities	101	1.5%	1,818	0.7%	26,428	0.8%
No telephone service available	37	1.1%	1,427	0.8%	29,962	0.9%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's housing stock is primarily composed of single-family detached homes (65.7% of units), which have a low rate of vacancy. Multifamily structures, while making up a smaller share of the overall housing mix, tend to have higher vacancy rates. For example, 3–4 unit buildings and 2-unit structures have vacancy rates of 15.1% and 11.2%, respectively. Larger buildings with 20 or more units represent 12.5% of the housing stock, with a 5.9% vacancy rate, and contribute 11.8% to the occupied housing supply. Mobile homes, which make up only 1.0% of all housing units, have the highest vacancy rate at 17.6%, indicating a low rate of utilization and a potentially less stable occupancy. Overall, Wayne has a relatively low vacancy rate (4%) across all housing types, with strong occupancy in single-family and mid-sized multifamily housing, and a small number of units in higher-density or nontraditional structures like mobile homes. This reflects a stable, low-turnover housing market anchored by single-family living.

**Table 29: Units in Structure by Vacancy**

Units in Structure	Total Housing Units		Vacant Units			Occupied Units		
	Estimate	Percent of Total Units	Estimate	Percent of Unit Type	Percent of Total Units	Estimate	Percent of Unit Type	Percent of Total Units
1, detached	13,107	67.6%	357	2.72%	1.84%	12,750	97.28%	65.74%
1, attached	1881	9.7%	21	1.12%	0.11%	1,860	98.88%	9.59%
2	401	2.1%	45	11.22%	0.23%	356	88.78%	1.84%
3 or 4	416	2.1%	63	15.14%	0.32%	353	84.86%	1.82%
5 to 9	350	1.8%	9	2.57%	0.05%	341	97.43%	1.76%
10 to 19	626	3.2%	27	4.31%	0.14%	599	95.69%	3.09%
20 or more	2427	12.5%	144	5.93%	0.74%	2283	94.07%	11.77%
Mobile home	188	1.0%	33	17.55%	0.17%	155	82.45%	0.80%
Boat, RV, van, etc.	0	0.0%	0	-	-	0	-	-
<b>Total Housing Units</b>	<b>19,396</b>	<b>100%</b>	<b>699</b>	<b>-</b>	<b>4%</b>	<b>18,697</b>	<b>-</b>	<b>96%</b>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey



Wayne's housing stock is largely composed of older homes, with over 32% of all housing units built before 1960, and these homes maintain high occupancy rates. For example, among units built 1939 or earlier, 90% are still occupied, despite having the highest vacancy rate (10.01%) of any age category. The 1960s housing boom is clear—25% of all housing units were built between 1960 and 1969, with a solid 96.2% occupancy rate. In contrast, newer housing is limited. Only 7.8% of all housing units were built since 2000, and just 0.1% were built after 2020. These newer homes are almost entirely occupied, with vacancy rates below 3%, indicating a strong demand for recent construction despite its limited supply. Across all decades, Wayne's housing maintains high occupancy, with most periods showing occupancy rates above 95%, demonstrating a stable and well-utilized housing market. Notably, older homes (especially pre-1940) have slightly higher vacancy but still make up a substantial portion of the town's housing stock. This reflects Wayne's long-established residential character, limited recent development, and ongoing demand for its existing homes.

**Table 30: Age of Housing by Occupancy Status**

Year Built	Total Housing Units		Vacant Units			Occupied Units		
	Estimate	Percent of Total Units	Estimate	Percent of Unit Type	Percent of Total Units	Estimate	Percent of Unit Type	Percent of Total Units
Built 2020 or later	23	0.1%	0	-	0.00%	23	-	0.12%
Built 2010 to 2019	207	1.1%	2	0.97%	0.01%	205	99.03%	1.06%
Built 2000 to 2009	1,284	6.6%	35	2.73%	0.18%	1,249	97.27%	6.44%
Built 1990 to 1999	2,753	14.2%	84	3.05%	0.43%	2,669	96.95%	13.76%
Built 1980 to 1989	2,232	11.5%	56	2.51%	0.29%	2,176	97.49%	11.22%
Built 1970 to 1979	1,818	9.4%	89	4.90%	0.46%	1,729	95.10%	8.91%
Built 1960 to 1969	4,855	25.0%	184	3.79%	0.95%	4,671	96.21%	24.08%
Built 1950 to 1959	3,775	19.5%	35	0.93%	0.18%	3,740	99.07%	19.28%
Built 1940 to 1949	1,050	5.4%	74	7.05%	0.38%	976	92.95%	5.03%
Built 1939 or earlier	1,399	7.2%	140	10.01%	0.72%	1,259	89.99%	6.49%
<b>Total Housing Units</b>	<b>19,396</b>	<b>100%</b>	<b>699</b>	<b>-</b>	<b>4%</b>	<b>18,697</b>	<b>-</b>	<b>96%</b>
<i>Built 1959 or earlier</i>	<i>6,224</i>	<i>32.1%</i>	<i>249</i>	<i>-</i>	<i>1%</i>	<i>5,975</i>	<i>-</i>	<i>31%</i>
<i>Built since 2000</i>	<i>1,514</i>	<i>7.8%</i>	<i>37</i>	<i>-</i>	<i>0%</i>	<i>1,477</i>	<i>-</i>	<i>8%</i>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's housing stock is primarily composed of larger homes, with a strong emphasis on three-bedroom or larger units. Homes with 3 or more bedrooms make up over 73% of all occupied units, and notably, 4-bedroom and 5+ bedroom homes alone account for 40.5% of the occupied housing—highlighting the town's suburban, family-oriented character. These larger homes also have low vacancy rates, with just 0.84% of total units in this category sitting vacant.



In contrast, smaller units (2 bedrooms or fewer) make up 27.1% of total housing, but represent over 54% of all vacant units, suggesting that smaller homes are more likely to be unoccupied. For example, 1-bedroom units, while comprising 39.3% of all housing units, account for nearly 28% of all vacant units, and studio (no-bedroom) units show a high vacancy share as well (4.7%), despite making up less than 1% of occupied housing.

Wayne's housing market is largely comprised of larger, highly utilized homes with low vacancy, especially among owner-occupied units, while smaller units are more common in the vacant housing pool, indicating strong demand for larger homes and potential oversupply or turnover in smaller units.

**Table 241: Number of Bedrooms by Occupancy Status**

Number of Bedrooms	Total Housing Units		Vacant Units			Occupied Units		
	Estimate	Percent	Estimate	Percent of Type	Percent of Total	Estimate	Percent of Type	Percent of Total
No bedroom	218	9.8%	33	4.72%	0.17%	185	0.99%	0.95%
1 bedroom	2,371	39.3%	195	27.90%	1.01%	2,176	11.64%	11.22%
2 bedrooms	2,666	22.2%	150	21.46%	0.77%	2,516	13.46%	12.97%
3 bedrooms	6,405	19.3%	158	22.60%	0.81%	6,247	33.41%	32.21%
4 bedrooms	6,305	6.2%	75	10.73%	0.39%	6,230	33.32%	32.12%
5 or more bedrooms	1,431	3.3%	88	12.59%	0.45%	1,343	7.18%	6.92%
<b>Total Housing Units</b>	<b>19,396</b>	<b>100.00%</b>	<b>699</b>		<b>3.60%</b>	<b>18,697</b>		<b>96.40%</b>
<i>2-bedroom or smaller</i>	<i>5,255</i>	<i>27.09%</i>	<i>378</i>	<i>54.08%</i>	<i>1.95%</i>	<i>4,877</i>	<i>26.08%</i>	<i>25.14%</i>
<i>4-bedroom or larger</i>	<i>7,736</i>	<i>39.88%</i>	<i>163</i>	<i>23.32%</i>	<i>0.84%</i>	<i>7,573</i>	<i>40.50%</i>	<i>39.04%</i>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

## ANALYSIS OF HOUSING AFFORDABILITY

Housing affordability is dependent on several factors including the availability of adequate and appropriate housing units as well as the cost, convenience and stability of the locality. Some of the data from the 2023 5-year ACS can be used to interpret these factors. For example, the adequacy and appropriateness of housing options can be estimated by examining data for household and family size and comparing it to data for various housing types and sizes, indicating the demand for every type of unit.

Wayne's residents tend to stay in their homes longer compared to those in Passaic County and New Jersey overall, reflecting a more stable and long-term homeowner base. Only 21.9% of Wayne households moved in since 2018, compared to 26.2% in Passaic County and 28.9% statewide, indicating less recent turnover. In fact, 30.8% of Wayne households moved in before 2000, which is significantly higher than Passaic County (21.4%) and New Jersey (23.3%). The largest share of residents in all three geographies moved in



between 2010 and 2017, but Wayne's 27.3% in this category is slightly lower than the county (31.8%) and state (28.6%). Meanwhile, those who moved in between 1990 and 2009 make up 35.2% of Wayne's current households, which is a bit higher than both Passaic and state averages. Overall, this data suggests that Wayne has a more settled population with less frequent residential turnover, consistent with its high rate of homeownership and family-oriented housing stock.

**Table 252: Year Householder Moved into the Housing Unit (Municipality, County, State)**

Year Householder Moved into the Unit	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Moved in 2021 or later	1119	6.0%	13,257	7.4%	287,715	8.3%
Moved in 2018 to 2020	2,976	15.9%	33,470	18.8%	715,555	20.6%
Moved in 2010 to 2017	5,106	27.3%	56,548	31.8%	994,613	28.6%
Moved in 2000 to 2009	3,750	20.1%	36,627	20.6%	669,145	19.2%
Moved in 1990 to 1999	2,814	15.1%	18,648	10.5%	398,157	11.4%
Moved in 1989 and earlier	2932	15.7%	19,414	10.9%	413,170	11.9%
<b>Occupied housing units</b>	<b>18,697</b>	<b>100%</b>	<b>177,964</b>	<b>100%</b>	<b>3,478,355</b>	<b>100%</b>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's housing values are significantly higher than those in both Passaic County and New Jersey overall, indicating a more affluent and higher-priced housing market. The median home value in Wayne is \$596,700, compared to \$439,400 in Passaic County and \$427,600 statewide. A striking 69.6% of homes in Wayne are valued above \$500,000, nearly double the share in Passaic County (35.1%) and well above the state average (38.2%). Additionally, 92.9% of Wayne's homes are valued above \$300,000, compared to 81.7% in the county and 72.0% in the state. At the lower end of the market, Wayne has a scarcity of relatively inexpensive homes: less than 1% of its housing stock is valued under \$100,000, while Passaic County (3.4%) and New Jersey (4.3%) have higher shares in this range. Similarly, homes valued between \$200,000 and \$299,999 make up just 5.4% of Wayne's housing, compared to 11.2% in Passaic and 15.8% in New Jersey. Wayne's housing market is comprised almost entirely of mid-to-high-value homes, particularly those in the \$500,000–\$999,999 range.

**Table 263: Value for All Owner-Occupied Housing Units (Municipality, County, State)**

Value Range of Units	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Less than \$50,000	76	0.5%	2,322	2.5%	53,731	2.4%
\$50,000 to \$99,999	68	0.5%	847	0.9%	42,821	1.9%
\$100,000 to \$149,999	29	0.2%	1,237	1.3%	63,171	2.9%
\$150,000 to \$199,999	80	0.5%	2,184	2.3%	110,721	5.0%
\$200,000 to \$299,999	794	5.4%	10,561	11.2%	349,448	15.8%
\$300,000 to \$499,999	3419	23.3%	43,804	46.6%	749,442	33.8%
\$500,000 to \$999,999	9,650	65.7%	31,441	33.4%	699,287	31.6%





Value Range of Units	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
\$1,000,000 or more	575	3.9%	1,615	1.7%	146,861	6.6%
<b>Total</b>						
<b>Median value</b>	<b>\$596,700</b>		<b>\$439,400</b>		<b>\$427,600</b>	
Value more than \$300,000	13,644	92.9%	76,860	81.7%	1,595,590	72.0%
Value more than \$500,000	10,225	69.6%	33,056	35.1%	846,148	38.2%

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Over the past five years (2020–2024), Wayne has consistently had higher priced home sales at higher values than seen elsewhere in Passaic County. Wayne’s 5-year average sale price was \$567,940, which is \$121,568 higher than the county average of \$446,372. Each year during this period, Wayne’s prices outpaced Passaic’s, with the gap widening steadily—from about \$93,000 in 2020 to over \$134,000 in 2024. At the same time, Wayne had fewer total home sales, averaging 622 units per year, compared to 3,867 annually in Passaic County. This suggests that Wayne has a smaller but more valuable housing market, likely due to higher property values, limited housing inventory, and greater demand. Between 2020 and 2024, Wayne’s average sale price rose by nearly \$199,000, while Passaic County’s rose by about \$157,000, indicating faster price growth in Wayne.

In summary, Wayne’s housing market is smaller in volume but significantly more expensive and appreciating faster, signaling a competitive, high-value real estate environment compared to the broader county.

**Table 274: Comparison of Average Residential Sales Price (Municipality and County)**

Year	Wayne		Passaic County	
	Number of Units	Avg Sale Price	Number of Units	Avg Sale Price
2020	597	\$464,766	3,116	\$371,938
2021	799	\$510,330	4,751	\$406,623
2022	754	\$579,355	5,001	\$448,659
2023	524	\$621,749	3,558	\$475,928
2024	436	\$663,502	2,907	\$528,713
<b>5-year Average (2020-2024)</b>	<b>622</b>	<b>\$567,940</b>	<b>3,867</b>	<b>\$446,372</b>

**Data Source:** NJ Division of Taxation;

Between 2020 and 2024, Wayne consistently had lower average property assessments compared to Passaic County. Wayne’s 5-year average assessment was \$229,740, while Passaic County’s was \$246,577, a difference of nearly \$17,000. During that time, the average home assessment grew by \$733 a modest increase.

**Table 285: Comparison of Consolidated Residential Tax Assessments (Municipality and County)**

Year	Wayne		Passaic County	
	Number of Units	Avg Assessment	Number of Units	Avg Assessment
2020	16,467	\$229,702	108,975	\$246,458
2021	16,438	\$229,309	108,822	\$246,288
2022	16,422	\$229,471	108,824	\$246,394
2023	16,426	\$229,781	108,861	\$246,673
2024	16,410	\$230,435	108,811	\$247,074
<b>5-year Average (2020-2024)</b>	<b>16,433</b>	<b>\$229,740</b>	<b>108,859</b>	<b>\$246,577</b>

**Data Source:** NJ Division of Taxation;

Housing is generally considered to be affordable if the amount of rent, mortgage, and other essential costs consume 28% or less of the income of a homeowner, or 30% or less of the income of a renter. Low-income households are defined as those with incomes no greater than 50% of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80% and no less than 50% of the median household income, adjusted for household size, of the housing region.

The data show most households in Wayne are managing their housing costs well, with 44.9% of all households spending less than 20% of their income on housing, which is generally considered very affordable. This affordability is especially evident among owner-occupied households, where nearly half (48.7%) fall below the 20% threshold, and only 29.9% spend more than 30% of their income, or the rate defined as cost burdened. In contrast, renter households in Wayne face more financial pressure. While 31.0% of renters spend less than 20% of their income on housing, a higher share—44.7%—spend 30% or more, indicating a significant burden. Renters are also more likely to fall in lower income brackets; for example, 450 out of 504 renter households earning less than \$20,000 spend more than 30% of their income on housing. Meanwhile, among owners earning \$75,000 or more, only 19.9% (2,475 out of 12,407) are cost burdened. Overall, homeowners in Wayne enjoy much higher levels of housing affordability than renters, reflecting both higher incomes and more stable housing costs among owners. The data also suggests that lower-income households—especially renters—are at a greater risk of being financially stretched by housing expenses.

**Table 36: Housing Costs as a Percentage of Household Income**

Household Income Range	Number of Households	Percentage of Household Income		
		<20%	20-29%	30%+
<b>HH Income, Owner-Occupied</b>	<b>14,691</b>	<b>7,154</b>	<b>3,099</b>	<b>4,399</b>



Household Income Range	Number of Households	Percentage of Household Income		
		<20%	20-29%	30%+
<b>% of Total Occupied Units</b>	<b>78.57%</b>	<b>38.26%</b>	<b>16.57%</b>	<b>23.53%</b>
<b>% of Owner-Occupied Units</b>	<b>100.00%</b>	<b>48.70%</b>	<b>21.09%</b>	<b>29.94%</b>
Less than \$20,000	362	0	0	362
\$20,000 to \$34,999	681	4	0	677
\$35,000 to \$49,999	396	10	29	357
\$50,000 to \$74,999	806	128	150	528
\$75,000 or more	12,407	7,012	2,920	2,475
Zero or negative income	39			
<b>HH Income, Renter-Occupied</b>	<b>4,006</b>	<b>1,241</b>	<b>836</b>	<b>1,791</b>
<b>% of Total Occupied Units</b>	<b>21.43%</b>	<b>6.64%</b>	<b>4.47%</b>	<b>9.58%</b>
<b>% of Renter-Occupied Units</b>	<b>100.00%</b>	<b>30.98%</b>	<b>20.87%</b>	<b>44.71%</b>
Less than \$20,000	504	24	30	450
\$20,000 to \$34,999	373	0	38	335
\$35,000 to \$49,999	467	28	28	411
\$50,000 to \$74,999	473	76	72	325
\$75,000 or more	2,051	1,113	668	270
Zero or negative income	51			
No cash rent	87			
<b>Total Occupied Units</b>	<b>18,697</b>	<b>8,395</b>	<b>3,935</b>	<b>6,190</b>
<b>% of Total Occupied Units</b>	<b>100.00%</b>	<b>44.90%</b>	<b>21.05%</b>	<b>33.11%</b>

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Owing to their higher incomes, Wayne homeowners are better situated to bear the cost of housing than homeowners elsewhere in the state. Among owners with a mortgage, 39.4% in Wayne spend less than 20% of their income on housing, higher than Passaic County (35.1%) and just slightly below New Jersey (40.1%). Only 24.2% of Wayne homeowners with a mortgage spend 35% or more of their income on housing—lower than in Passaic County (30.1%) and slightly below the Garden State as a whole (24.9%).

Wayne homeowners who don't have a mortgage also have relatively low housing cost burdens. Nearly 28.1% spend less than 10% of their income on housing, which is better than Passaic County (24.5%) but slightly lower than the state (30.0%). Only 18.3% of these mortgage-free owners in Wayne spend more than 35% of their income on housing, slightly better than in Passaic County overall (20.3%) and similar to the state (17.9%). Wayne homeowners—both with and without mortgages—tend to be under less financial strain than their counterparts in Passaic County and on par with or slightly better than state trends. This is an indication of greater incomes and lower housing cost burdens in the market for Wayne's owner-occupied housing.



**Table 297: Selected Monthly Owner Costs as a Percentage of Household Income (Municipality, County, State)**

Percent Monthly Owner Costs	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total owned housing units	14,691	-	94,011	-	2,215,482	-
Housing units with a mortgage	9,404	64.0%	61,064	65.0%	1,425,712	64.4%
Housing unit without a mortgage	5,287	36.0%	32,947	35.0%	789,770	35.6%
<b>Housing units with a mortgage **</b>	<b>9,386</b>	<b>-</b>	<b>60,959</b>	<b>-</b>	<b>1,419,981</b>	<b>-</b>
Less than 20.0 percent	3,698	39.4%	21,396	35.1%	570,019	40.1%
20.0 to 24.9 percent	1457	15.5%	8,998	14.8%	231,445	16.3%
25.0 to 29.9 percent	1010	10.8%	6,612	10.8%	158,805	11.2%
30.0 to 34.9 percent	954	10.2%	5,607	9.2%	106,717	7.5%
35.0 percent or more	2267	24.2%	18,346	30.1%	352,995	24.9%
Not computed	18	--	105	--	5,731	--
More than 30 percent	3,221	34.4%	23,953	39.3%	459,712	32.4%
<b>Housing unit without a mortgage **</b>	<b>5,266</b>	<b>-</b>	<b>32,770</b>	<b>-</b>	<b>781,546</b>	<b>-</b>
Less than 10.0 percent	1,481	28.1%	8,035	24.5%	234,463	30.0%
10.0 to 14.9 percent	935	17.8%	6,433	19.6%	159,967	20.5%
15.0 to 19.9 percent	1,040	19.7%	5,025	15.3%	101,983	13.0%
20.0 to 24.9 percent	382	7.3%	3,024	9.2%	68,048	8.7%
25.0 to 29.9 percent	250	4.7%	2,010	6.1%	45,601	5.8%
30.0 to 34.9 percent	212	4.0%	1,597	4.9%	31,435	4.0%
35.0 percent or more	966	18.3%	6,646	20.3%	140,049	17.9%
Not computed	21	--	177	--	8,224	--
More than 30 percent	1,178	22.3%	8,243	25.2%	171,484	21.9%

\*\*Excluding units where SMOCAPI cannot be computed

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne's rental market tends to feature higher rents compared to Passaic County and New Jersey overall, with a large share of renters paying above \$2,000 per month. 31.7% of Wayne renters pay between \$2,000 and \$2,499, which is a significantly higher proportion than 13.6% in Passaic County and 15.9% statewide. Additionally, 14.6% of Wayne renters pay \$3,000 or more, much higher than 2.3% in Passaic County and 7.6% statewide. This reflects a relatively upscale rental market in Wayne compared to the broader county and state. At the lower end of the spectrum, only 5.0% of Wayne renters pay less than \$500, compared to 6.9% in Passaic County and 6.3% statewide, indicating fewer affordable rental options in Wayne. Similarly, renters paying between \$500 and \$999 are a smaller share in Wayne (5.6%) than in both Passaic County (8.0%) and New Jersey (8.7%). The median gross rent in Wayne is \$2,126, which is significantly higher than both \$1,553 in Passaic County and \$1,653 in New Jersey, highlighting that rental prices in Wayne are substantially higher overall. Hence, Wayne has a more expensive rental market than the rest of the state and indicative of a more affluent population.

**Table 308: Gross Rent for Renter-Occupied Housing Units (Municipality, County, State)**

Gross Rent	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Occupied units paying rent	3,919	-	81,919	-	1,226,168	-
Less than \$500	196	5.0%	5,650	6.9%	76,830	6.3%
\$500 to \$999	218	5.6%	6,552	8.0%	106,648	8.7%
\$1,000 to \$1,499	453	11.6%	25,821	31.5%	322,368	26.3%
\$1,500 to \$1,999	780	19.9%	27,900	34.1%	349,936	28.5%
\$2,000 to \$2,499	1,243	31.7%	11,150	13.6%	194,492	15.9%
\$2,500 to \$2,999	458	11.7%	2,997	3.7%	82,425	6.7%
\$3,000 or more	571	14.6%	1,849	2.3%	93,469	7.6%
No rent paid	87		2,034		36,705	
Median Gross Rent	\$2,126		\$1,553		\$1,653	

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Table 39 illustrates the distribution of household income and housing costs relative to income for renter households in Wayne, a significant portion of which bear higher housing cost burdens. A significant percentage of renting households (44.7%) spend more than 30% of their income on housing, which is considered housing cost-burdened. In other words, nearly half of renter households in Wayne are financially strained by the cost of housing. At the other end of the spectrum, 31.0% of households spend less than 20% of their income on housing, indicating that a significant portion of Wayne's population is not cost-burdened. The share of households in the 20%–29.9% range is lower in Wayne (20.9%) compared to other areas. Of households earning \$100,000 or more, 87.9% pay less than 30% of their income on housing. This is far lower than lower-income brackets like those earning less than \$20,000, where 79.9% of households are cost-burdened. It is evident that Wayne's higher-income households can bear the cost of housing far better than most New Jerseyans whereas lower-income households are far more burdened, y those earning less than \$35,000, with nearly all are paying over 30% of their income on housing.

**Table 319: Household Income by Gross Rent**

Household Income Range	Total Households	Percentage of Household Income						30% +
		0 – 19.99%	20 – 24.9%	25 – 29.9%	30 – 34.9%	35% +	Not computed	
< \$10,000	295	0	0	0	0	236	59	236
\$10,000 – 19,999	268	24	0	30	18	196	0	214
\$20,000 – 34,999	373	0	9	29	6	329	0	335
\$35,000 – 49,999	476	28	0	28	0	411	9	411
\$50,000 – 74,999	533	76	38	34	35	290	60	325
\$75,000 – 99,999	371	3	99	192	51	26	0	77
\$100,000 or more	1,690	1,110	255	122	180	13	10	193
<b>Total</b>	<b>4,006</b>	<b>1,241</b>	<b>401</b>	<b>435</b>	<b>290</b>	<b>1,501</b>	<b>138</b>	<b>1,791</b>
<b>Percent Total</b>	<b>100.0%</b>	<b>31.0%</b>	<b>10.0%</b>	<b>10.9%</b>	<b>7.2%</b>	<b>37.5%</b>	<b>3.4%</b>	<b>44.7%</b>





\* This total includes the “not computed” values from Table 39 below and may reflect discrepancies in percentages shown.

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey

Wayne’s rental market shows a significant portion of renters paying more than 30% of their income on rent. Even so, the proportion is lower compared to both Passaic County and New Jersey. Specifically, 44.7% of renters in Wayne are paying 30% or more of their income on rent, which is lower than both Passaic County (55.0%) and New Jersey (50.8%). This suggests a significant affordability challenge for a substantial portion of Wayne’s renters.

That said, Wayne renters experience a higher level of housing affordability at the lower end of the rent spectrum, with 12.9% paying less than 15% of their income on rent, which is higher than both Passaic County (11.9%) and New Jersey (12.4%). Renters paying 15%–19.9% of their income also represent a higher share in Wayne (18.1%) compared to 11.6% in Passaic County and 12.5% statewide.

Wayne renters are less likely to be cost-burdened compared to those in Passaic County or New Jersey. There is a sizable group of renting households that enjoy low housing costs relative to their incomes. The data still represents a mixed affordability picture, with a substantial portion of Wayne’s rental population paying high rent-to-income ratios.

**Table 40: Gross Rent as a Percentage of Household Income (Municipality, County, State)**

Percent Gross Rent	Wayne		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Occupied units paying rent *	4,006	--	79,949	--	1,202,271	--
Less than 15.0 percent	515	12.9%	9,486	11.9%	149,680	12.4%
15.0 to 19.9 percent	726	18.1%	9,281	11.6%	150,728	12.5%
20.0 to 24.9 percent	401	10.0%	9,657	12.1%	153,645	12.8%
25.0 to 29.9 percent	435	10.9%	7,504	9.4%	137,739	11.5%
30.0 to 34.9 percent	290	7.2%	6,567	8.2%	105,946	8.8%
35.0 percent or more	1,501	37.5%	37,454	46.8%	504,533	42.0%
<b>More than 30%</b>	<b>1,791</b>	<b>44.1%</b>	<b>44,021</b>	<b>55.0%</b>	<b>610,479</b>	<b>50.8%</b>
Not computed	138		4,004		60,602	

\* Excluding units where GRAP cannot be computed

**Data Source:** U.S. Census Bureau, 2023 5-Year American Community Survey



## ANALYSIS OF CONSTRUCTION ACTIVITY AND TRENDS

The table shows the number of new housing units in Wayne and Passaic County over the years, broken down by unit types (1-2 family units vs. multi-unit buildings). Wayne's new construction is overwhelmingly focused on single-family homes, with 1- and 2-family buildings representing around 95 to 100% of total new units each year. For example, 100% of newly constructed units in Wayne were single-family homes in 2019 and 2020. Mixed-use construction is rare in Wayne, with only a few exceptions like in 2017, when 153 mixed-use homes (about 95% of total units) were built.

Passaic County shows a greater mix, with mixed-use development accounting for a larger proportion of new construction. For example, in 2019, 85.5% of new construction in Passaic County was mixed-use, with this trend persisting in subsequent years. Single-family homes make up a smaller share of new construction in Passaic County relative to Wayne. Over the past 15 years, Wayne has seen 39.8% of its new units as single-family homes, with 52.2% as multi-family units, while Passaic County has had 21.8% of single-family homes and 68.9% multi-unit homes. This divergence suggests that Wayne's housing market is singularly oriented towards single-family development, while Passaic County overall has a greater mix of housing types.

**Table 321: Comparison of Housing Units Authorized by Building Permits for New Construction**

Year	Wayne								Passaic County							
	Total	1&2 units		Multi-family		Mixed-use		Total	1&2 units		Multi-family		Mixed-use			
		#	%	#	%	#	%		#	%	#	%	#	%		
2009	7	7	100.00%	0	0.00%	0	0.00%	193	88	45.60%	105	54.40%	0	0.00%		
2010	6	6	100.00%	0	0.00%	0	0.00%	380	73	19.21%	306	80.53%	1	0.26%		
2011	42	18	42.86%	24	57.14%	0	0.00%	344	97	28.20%	243	70.64%	4	1.16%		
2012	20	20	100.00%	0	0.00%	0	0.00%	327	77	23.55%	248	75.84%	2	0.61%		
2013	21	20	95.24%	0	0.00%	1	4.76%	658	134	20.36%	521	79.18%	3	0.46%		
2014	16	16	100.00%	0	0.00%	0	0.00%	333	66	19.82%	267	80.18%	0	0.00%		
2015	6	6	100.00%	0	0.00%	0	0.00%	300	77	25.67%	223	74.33%	0	0.00%		
2016	7	6	85.71%	0	0.00%	1	14.29%	437	66	15.10%	363	83.07%	8	1.83%		
2017	161	8	4.97%	0	0.00%	153	95.03%	351	96	27.35%	102	29.06%	153	43.59%		
2018	8	7	87.50%	0	0.00%	1	12.50%	311	151	48.55%	159	51.13%	1	0.32%		
2019	4	4	100.00%	0	0.00%	0	0.00%	1471	115	14.50%	678	85.50%	678	85.50%		
2020	1	1	100.00%	0	0.00%	0	0.00%	1021	78	7.64%	943	92.36%	0	0.00%		
2021	0	0	0.0%	0	0.0%	0	0.0%	757	310	41.0%	447	59.0%	0	0.0%		



Year	Wayne								Passaic County							
	Total	1&2 units		Multi-family		Mixed-use		Total	1&2 units		Multi-family		Mixed-use			
		#	%	#	%	#	%		#	%	#	%	#	%		
2022	0	0	0.0%	0	0.0%	0	0.0%	827	142	17.2%	685	82.8%	0	0.0%		
2023	0	0	0.0%	0	0.0%	0	0.0%	579	156	26.9%	423	73.1%	0	0.0%		
15-YR TOTAL	299	119	39.80%	24	8.03%	156	52.17%	8,289	1,726	20.82%	5,713	68.92%	850	10.25%		
15-YR AVG.	20	8		2		10		553	115		381		57			
10-YR TOTAL	203	68	33.50%	0	0.00%	156	76.85%	6387	1391	21.78%	4811	75.32%	843	13.20%		
10-YR AVG.	20	6		0		10		639	126		437		77			

**Data Source:** New Jersey Department of Community Affairs

The data illustrates the distribution of certificates of occupancy in Wayne and Passaic County over a 15-year period (2009–2023), with an emphasis on single-family homes in Wayne and a more diverse mix of housing types in Passaic County. During that 15-year period, certificates of occupancy were only issued in Wayne for one- and two-family homes. At the same time, data for Passaic County indicates a far more balanced housing market, with 55.6% of certificates of occupancy issued for multifamily buildings and only 42.6% for one- and two-family homes. For example, in 2017, 96.9% of certificates of occupancy in Passaic County were multi-unit buildings, a stark contrast to Wayne’s single-family character. Over the past 10 years, Wayne’s housing production has slowed, with only 188 new units built, all single-family, while Passaic County as a whole issued certificates of occupancy at a far greater rate —2,160 total, with 43.9% for 1- and 2-family residences and the remaining 56.6% for multi-unit structures. In summary, Wayne’s housing market is oriented toward single-family homes, while Passaic County has a far more diverse housing stock, indicative of the relatively more urban and higher-density development that prevails in the rest of the county. That said, there are developments which have received approvals and are under construction that will diversity the Township’s housing stock with significantly more attached housing and multi-family housing.

**Table 332: Comparison of Housing Units Certified for Occupancy**

Year	Wayne								Passaic County					
	Total	1&2 units		Multi-family		Mixed-use		Total	1&2 units		Multi-family		Mixed-use	
		#	%	#	%	#	%		#	%	#	%	#	%
2009	10	10	100.0%	0	0.00%	0	0.00%	487	150	30.9%	337	69.1%	0	0.0%
2010	13	13	100.0%	0	0.00%	0	0.00%	270	91	33.7%	178	65.9%	1	0.4%
2011	11	11	100.0%	0	0.00%	0	0.00%	445	88	19.8%	356	80.0%	1	0.2%
2012	19	19	100.0%	0	0.00%	0	0.00%	254	68	65.22%	185	72.8%	7	2.7%
2013	32	8	25.0%	24	75.00%	0	0.00%	388	78	26.8%	309	79.6%	0	0.0%
2014	10	10	100.0%	0	0.00%	0	0.00%	306	87	28.4%	219	71.6%	8	2.6%



Year	Total	Wayne						Passaic County						
		1&2 units		Multi-family		Mixed-use		Total	1&2 units		Multi-family		Mixed-use	
		#	%	#	%	#	%		#	%	#	%	#	%
2015	12	12	100.0%	0	0.00%	0	0.00%	286	50	17.5%	236	82.5%	2	0.7%
2016	10	10	100.0%	0	0.00%	0	0.00%	164	58	35.3%	103	62.81	3	1.8%
2017	4	4	100.0%	0	0.00%	0	0.00%	232	53	22.8%	176	75.9%	1	0.4%
2018	4	3	75.0%	0	0.00%	1	25.00%	119	54	45.4%	38	31.2%	4	3.3%
2019	1	1	100.0%	0	0.00%	0	0.00%	188	76	40.4%	112	59.6%	6	3.2%
2020	6	6	100.0%	0	0.00%	0	0.00%	239	68	29.3%	171	71.5%	2	0.8%
2021	5	5	100.0%	0	0.0%	0	0.0%	277	133	48.0%	144	52.0%	0	0.0%
2022	0	0	0.0%	0	0.0%	0	0.0%	411	92	22.4%	319	77.6%	0	0.0%
2023	2	2	100.0%	0	0.0%	0	0.0%	456	102	22.4%	354	77.6%	0	0.0%
15-YR TOTAL	139	114	82.1%	24	17.2%	1	0.7%	4,519	1,248	27.6%	3,237	71.6%	35	7.7%
15-YR AVG.	9.3	7.6		0		0		215	92		119		4	
10-YR TOTAL	54	53	98.1%	0	0.0%	1	1.9%	2,671	773	28.9%	1,872	70.1%	26	9.7%

**Data Source:** New Jersey Department of Community Affairs

Table 43 provides a comparison of housing units demolished in Wayne and Passaic County over a 15-year period (2009–2023). This period saw the demolition of 394 single-family homes, a staggeringly high number for an affluent suburb. The outsized demolition rate may be tied to redevelopment a spike in nonresidential construction in the mid-2010s (see below). Wayne issued no demolition permits for either multifamily or mixed-use housing units during this time, but that is not surprising, given the paucity of those housing typologies in the community. For its part, municipalities in Passaic County approved the demolition of 2,541 housing units, located almost entirely 1- or 2-family buildings.

**Table 343: Demolition Permits, 2009-2024, Wayne and Passaic County**

Year	Wayne								Passaic County							
	Total	1-2 Unit		Multifamily		Mixed-Use		Total	1-2 Unit		Multifamily		Mixed-Use		Total	
		Total	%	Total	%	Total	%		Total	%	Total	%	Total	%		
2009	49	49	100.0%	0	0.0%	0	0.0%	122	90	73.8%	25	20.5%	7	5.7%		
2010	13	13	100.0%	0	0.0%	0	0.0%	596	61	10.2%	530	88.9%	5	0.8%		
2011	33	33	100.0%	0	0.0%	0	0.0%	83	73	88.0%	6	7.2%	4	4.8%		
2012	36	36	100.0%	0	0.0%	0	0.0%	115	75	65.2%	33	28.7%	7	6.1%		
2013	82	82	100.0%	0	0.0%	0	0.0%	146	125	85.6%	17	11.6%	4	2.7%		
2014	26	26	100.0%	0	0.0%	0	0.0%	115	93	80.9%	14	12.2%	8	7.0%		
2015	58	58	100.0%	0	0.0%	0	0.0%	121	119	98.3%	0	0.0%	2	1.7%		
2016	35	35	100.0%	0	0.0%	0	0.0%	102	75	73.5%	20	19.6%	7	6.9%		



Year	Wayne								Passaic County					
	Total	1-2 Unit		Multifamily		Mixed-Use		Total	1-2 Unit		Multifamily		Mixed-Use	
		Total	%	Total	%	Total	%		Total	%	Total	%	Total	%
2017	45	45	100.0%	0	0.0%	0	0.0%	98	95	96.9%	2	2.0%	1	1.0%
2018	11	11	100.0%	0	0.0%	0	0.0%	119	106	89.1%	8	6.7%	5	4.2%
2019	3	3	100.0%	0	0.0%	0	0.0%	108	82	75.9%	20	18.5%	6	5.6%
2020	3	3	100.0%	0	0.0%	0	0.0%	353	52	14.7%	299	84.7%	2	0.6%
2021	0	0	100.0%	0	0.0%	0	0.0%	178	149	83.7%	26	14.6%	3	1.7%
2022	0	0	100.0%	0	0.0%	0	0.0%	225	201	89.3%	23	10.2%	1	0.4%
2023	0	0	100.0%	0	0.0%	0	0.0%	60	59	98.3%	1	1.7%	0	0.0%

**Data Source:** New Jersey Department of Community Affairs

Table 44 compares the total nonresidential construction permitted in Wayne over a 15-year period, broken down into office, retail, and ‘other’ categories. During that span, 4,946,993 square feet of nonresidential development was permitted. Of that figure, 24.5% was dedicated to office development and 8.5% to retail space. The remaining 67.0 percent was dedicated to uses grouped together by NJ DCA staff as ‘Other’.

Notable fluctuations occur throughout the years, with 2014 and 2015 seeing a huge spike in retail construction (398,174 sq ft), reflecting one or more large commercial developments. The 2016–2017 period also stands out, with a significant portion of construction dedicated to office and “other” uses, particularly in 2017. In that two-year period, 617,518 square feet of office space (28.7% of all nonresidential development) and 1,534,453 square feet of space for ‘other’ uses (71.3%) were constructed. During these years, Wayne was scene to some of the greatest spates of nonresidential construction in Passaic County outside of Clifton, Passaic, and Paterson. In contrast, 2019 and 2020 had a strong emphasis on “other” uses again, with 463,575 sq ft (82.6%) in 2019, and 239,465 sq ft (56.3%) in 2020.

Over the last 10 years, Wayne’s new nonresidential construction totaled 4,598,995 square feet, with a similar breakdown: the “other” category consistently made up the majority, and office space was less prominent. In summary, Wayne’s non-residential construction is heavily focused on “other” uses, with office and retail space comprising smaller percentages, and significant variability across different years, likely driven by market needs and trends.



**Table 354: Nonresidential Construction, Wayne, 2009-2023**

Year	All Non-Res (in SF)	Office		Retail		Other	
		SF	Percent	SF	Percent	SF	Percent
2009	68,241	33,892	49.7%	0	0.0%	34,349	50.3%
2010	18,132	9,066	50.0%	0	0.0%	9,066	50.0%
2011	144,376	54,390	37.7%	0	0.0%	89,986	62.3%
2012	44,513	6,069	13.6%	0	0.0%	38,444	86.4%
2013	72,736	14,542	20.0%	2,090	2.9%	56,104	77.1%
2014	566,772	5,700	1.0%	225,706	39.8%	335,366	59.2%
2015	581,041	116,179	20.0%	172,468	29.7%	292,394	50.3%
2016	891,850	193,872	21.7%	0	0.0%	697,978	78.3%
2017	1,260,121	423,646	33.6%	0	0.0%	836,475	66.4%
2018	138,277	43,683	31.6%	0	0.0%	94,594	68.4%
2019	561,258	94,730	16.9%	2,953	0.5%	463,575	82.6%
2020	425,131	166,786	39.2%	18,880	4.4%	239,465	56.3%
2021	152,219	39,913	26.2%	0	0.0%	112,306	73.8%
2022	0	0	--	0	--	0	--
2023	22,326	11,163	50.0%	0	0.0%	11,163	50.0%
<b>15-YEAR TOTAL</b>	<b>4,946,993</b>	<b>1,213,631</b>	<b>24.5%</b>	<b>422,097</b>	<b>8.5%</b>	<b>3,311,265</b>	<b>66.9%</b>
<b>15-YEAR AVG</b>	<b>329,800</b>	<b>80,909</b>	<b>--</b>	<b>28,140</b>	<b>--</b>	<b>220,751</b>	<b>--</b>
<b>10-YEAR TOTAL</b>	<b>4,598,995</b>	<b>1,095,672</b>	<b>23.8%</b>	<b>420,007</b>	<b>9.1%</b>	<b>3,083,316</b>	<b>67.0%</b>
<b>10-YEAR AVG</b>	<b>459,900</b>	<b>109,567</b>	<b>--</b>	<b>42,001</b>	<b>--</b>	<b>308,332</b>	<b>--</b>

\*\* Total includes a limited number of uses and square feet permitted as indicated in the "Other" category

**Data Source:** New Jersey Department of Community Affairs

Table 45 shows non-residential construction in Passaic County from 2014 to 2023. During that time, Passaic County permitted a total of 18,870,631 square feet of non-residential space, with a significant portion (81.9%) allocated to "other" uses, such as industrial or specialized spaces. Office construction made up 14.6% of the total, while retail space was relatively minimal, comprising only 3.5% of the total square footage. Several key trends emerge when comparing the years. 2014 and 2015 saw notable spikes in retail space, with 9.5% in 2014 and 18.9% in 2015, suggesting a temporary demand for retail development. In 2017, however, office space accounted for 32.1% of non-residential construction, reflecting a strong push for office buildings that year. "Other" uses dominated most years, particularly in 2013 (86.3%) and 2016 (86.2%), with a heavy focus on industrial or mixed-use developments in these periods. Overall, Passaic County's non-residential development is driven by uses such as warehouse and industrial uses that are categorized by the NJ Dept. of Community Affairs as "Other", with office space



fluctuating significantly over the years and retail accounting for a relatively small share of the market. The data additionally shows that retail and office development tend to vary depending on local market conditions, while industrial or specialized uses remain the dominant focus in the county's non-residential construction.

**Table 45: Non-Residential Construction Passaic County, 2014-2023**

YEAR	All Non-Res (in SF)	Office		Retail		Other	
		SF	Percent	SF	Percent	SF	Percent
2014	2,663,930	109,886	4.1%	254,294	9.5%	2,299,750	86.3%
2015	931,157	48,305	5.2%	176,368	18.9%	706,484	75.9%
2016	1,601,056	207,037	12.9%	13,455	0.8%	1,380,564	86.2%
2017	1,434,140	460,219	32.1%	0	0.0%	973,921	67.9%
2018	1,691,316	202,240	12.0%	38,211	2.3%	1,450,865	85.8%
2019	2,417,678	497,332	20.6%	10,686	0.4%	1,909,660	79.0%
2020	2,363,601	310,992	13.2%	54,196	2.3%	1,998,413	84.5%
2021	1,792,935	259,384	14.5%	16,375	0.9%	1,517,176	84.6%
2022	1,647,257	330,582	20.1%	0	0.0%	1,316,675	79.9%
2023	2,327,561	333,816	14.3%	92,495	4.0%	1,901,250	81.7%
<b>10-YEAR TOTAL</b>	<b>18,870,631</b>	<b>2,759,793</b>	<b>14.6%</b>	<b>656,080</b>	<b>3.5%</b>	<b>15,454,758</b>	<b>81.9%</b>
<b>10-YEAR AVG</b>	<b>1,887,063</b>	<b>275,979</b>	<b>--</b>	<b>65,608</b>	<b>--</b>	<b>1,545,476</b>	<b>--</b>

**\*\* Total includes a limited number of uses and square feet permitted as indicated in the "Other" category**

**Data Source:** New Jersey Department of Community Affairs

## FORECASTS AND PROJECTIONS

Wayne and Passaic County are served by the North Jersey Transportation Planning Authority (NJTPA), one of New Jersey's three metropolitan planning organizations. NJTPA regularly publishes population and employment projections for its constituent municipalities and counties. Table 46 indicates a 0.4% annual increase in Wayne's population and a 0.4% increase in Wayne's households from 2015 to 2050, compared to 0.4% increase in population and 0.4% increase in households in Passaic County. Employment is forecast to increase by 0.2% annually between 2015 and 2050 in Wayne and by 0.4% annually in Passaic County.

**Table 366: Long-term Population, Household and Employment Forecasts**

	Wayne	Passaic County
<b>Population</b>		
2015 Population	55,487	507,574
2050 Population	63,628	599,628
<b>Annualized % Population Change 2015-2050</b>	<b>0.40%</b>	<b>0.50%</b>
<b>Households</b>		
2015 Households	19,612	170,943
2050 Households	22,760	204,845
<b>Annualized % Household Change 2015-2050</b>	<b>0.40%</b>	<b>0.50%</b>
<b>Employment</b>		
2015 Employment	38,660	181,477
2050 Employment	41,169	206,083
<b>Annualized % Employment Change 2015-2050</b>	<b>0.20%</b>	<b>0.40%</b>

**Data Source:** North Jersey Transportation Planning Authority, Plan 2050: Transportation. People. Opportunity, Appendix E - 2050 Demographic Forecasts - Current NJTPA Board approved Municipal Forecasts September 13, 2021

Table 46 also provides an estimate of anticipated residential growth based on the extrapolation of historical construction activity into the future. Factors such as the actual housing permits and demolitions, real estate business cycle and physical obstacles to development may result in a lower or higher number.

The table outlines the new housing units constructed in Wayne from 2014 to 2023, categorizing them into 1- and 2-family units, multifamily units, and mixed-use units. Over the 10-year period, the construction has been predominantly focused on single-family homes, with 1- and 2-family units consistently making up the bulk of new construction. There has been minimal multifamily construction, with no multifamily units being built for most of the years, and mixed-use development has been sporadic, with the largest number of mixed-use units built in 2019 (153 units).

In terms of total units, 2019 represents an outlier with the creation of 161 housing units. The data suggests housing construction dropped off significantly in the years since, with no new residential units built in 2023. The 10-year average for new units is 24 units per year, but projections suggest a sharp decline in future development, with only 5 units projected per year going forward. However, the data does not reflect the ongoing construction and approvals in the Township for attached and multi-family development. It is anticipated in that in the number of units created in the next few years will deviate significantly from the projections as these projects come to fruition.

In short, the data reflect Wayne's historical focus on single-family homes, with a brief spike in mixed-use construction in 2019. While projections indicate the rate of household formation to slow in the coming



years, there are attached and multi-family developments that are approved and/or under construction that will be completed this year and over the next few years.

**Table 376: New Housing Projection**

	Total Residential Units	1-& 2-family units	Multifamily Units	Mixed Use Units
2014	20	20	0	0
2015	21	20	0	1
2016	16	16	0	0
2017	6	6	0	0
2018	7	6	0	1
2019	161	8	0	153
2020	8	7	0	1
2021	4	4	0	0
2022	1	1	0	0
2023	0	0	0	0
<b>10-Year Average</b>	<b>24</b>			
<b>10-Year Projection</b>	<b>5</b>			

**Data Source:** New Jersey Department of Labor and Workforce Development, Residential Building Permit Data