

## **V. HOUSING PLAN ELEMENT**

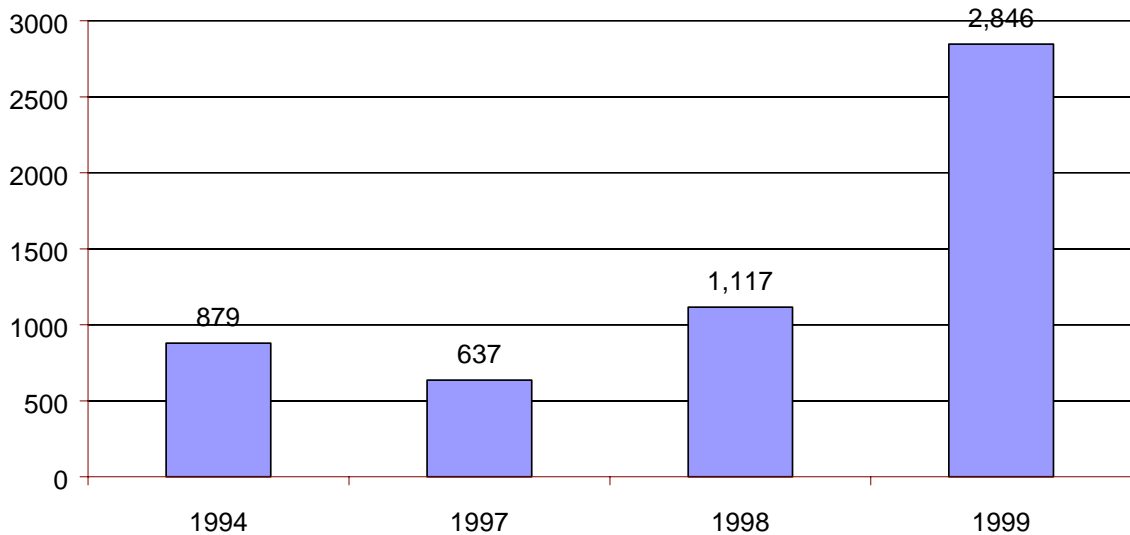
### **INTRODUCTION AND OVERVIEW**

The City of Bayonne is a mature, fully developed municipality with a broad range of residential development that provides residents with numerous housing options. These include detached single-family homes, detached two-family homes, attached townhouses and multi-family apartment buildings. The quality and diversity of Bayonne's housing stock, as well as the high rate of home ownership, contributes to residential stability and a desirable quality of life.

The predominant housing type in Bayonne is the detached two-family home, which is found in almost every neighborhood in the City. There are also significant but lesser amounts of detached single-family housing and attached multi-family housing, especially 3 to 4 family units. Approximately 50 percent of all homes in the City were constructed prior to 1940, however, many units have been renovated or upgraded over the years and housing conditions are good. This trend is projected to continue because of the availability of City administered rehabilitation programs, housing turnover as young couples and families replace older homeowners and the strong residential real estate market which encourages housing improvement.

Bayonne has recently experienced new residential development that contributes to the quantity and quality of the housing stock. As shown below, the number of residential building permits increased from 879 in 1994 to 2,846 in 1999. This represents an increase of almost 224 percent and indicates a strong housing market. The demand for housing in the City is growing and is precipitated by several factors including the well-regarded school system, the construction of the HBLRTS and the planned redevelopment of the MOTBY and Texaco sites. Significant projects include the on-going development of detached two-family homes on Oak Street known as Green Acres Gardens, the recently approved Destiny Builders apartment project on West 25<sup>th</sup> Street and the planned redevelopment of the Texaco site in Bergen Point with a variety of housing. There has also been growing interest in providing new housing for targeted segments of the population including senior citizens and professionals who commute to work in Jersey City and New York City via the HBLRTS.

Table V-1  
**Residential Building Permits by Year, 1994 to 1999**  
**City of Bayonne**



*Source: City of Bayonne*

Bayonne's privately owned housing stock is complemented by the facilities of the Bayonne Housing Authority. The Housing Authority is a major provider of quality, affordable public housing for a broad range of City residents including senior citizens, families and other qualified residents. At present, it owns and maintains 1,912 units of housing located at 13 complexes as well as at scattered sites throughout the City. In addition, the Housing Authority recently completed the Roberson School redevelopment project with 20 detached two-family homes for first time low- and moderate-income homebuyers.

**HOUSING ELEMENT/FAIR SHARE PLAN**

The City of Bayonne's Housing Element/Fair Share Plan was prepared in 1996 pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 40:55-D28) and Fair Housing Act (P.L. 1985, c. 222, section 10). Bayonne submitted the Housing Element/Fair Share Plan to the Council on Affordable Housing (COAH) and petitioned for substantive certification in 1996. COAH granted substantive certification in December, 1996 for a period of 6 years expiring in December, 2002. Substantive certification indicates that a municipality's Housing Element/Fair Share Plan and zoning ordinance comply with the Fair Housing Act. It also provides a municipality with significant protection against allegations of exclusionary zoning and builder's remedies lawsuits. The City's Housing Element/Fair Share Plan is incorporated into the Master Plan as adopted in 1996 (see Appendix). No revisions or amendments are proposed in order to preserve substantive certification from COAH through 2002.

COAH is currently preparing the next round of municipal fair share affordable housing obligations for the period 2000 to 2005. Municipalities will receive their fair share obligations for this period after information from the 2000 U.S Census is made available to COAH. Bayonne's substantive certification is valid through 2002, however, the City will have to address its fair share obligation after this status expires. The following issues, goals and objectives, which were developed during the Master Plan process, supplement the City's 1996 Housing Element/Fair Share Plan:

1. Preserve established residential character wherever possible by preventing the intrusion of incompatible commercial and industrial uses and promoting the rehabilitation of substandard units.
2. Provide a broad range of housing to meet the needs of all residents including low and moderate income housing, middle-income housing and market rate or luxury housing. Encourage the development of housing that is affordable to younger couples and families seeking to remain in, or move to, the City.
3. Encourage the use of Regional Contribution Agreements (RCA's) to fund the City's residential rehabilitation program.
4. Promote the development of senior citizen housing that enables older residents to "age in place" including independent living, assisted living and congregate care housing.
5. Support the development of quality, higher density multi-family housing on Avenue E near HBLRTS stations in order to serve the commuter population.
6. Acknowledge the role of the Bayonne Housing Authority in providing housing that is affordable to low and moderate income residents of the City.
7. Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development.
8. Identify commercial and industrial properties that are suitable for adaptive reuse and encourage their redevelopment for housing.

