

GLOUCESTER CITY MASTER PLAN

HOUSING PLAN ELEMENT

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I. INTRODUCTION

Housing is one of the most important elements of a community and its residents. The type, location, and quality of housing stock found in a community, in this case Gloucester City, all influence the "quality of life" experienced by each of the residents.

In addition to providing shelter for local residents, housing also has a significant impact on the local government. In Gloucester City, residential property (including apartments) generates 71% of the property taxes and occupies 38% of the City's land area.

This element of the plan has been prepared because of the importance of housing to the community, both now and in the future. This plan incorporates a detailed inventory of the housing stock in Gloucester City i.e. what kind of housing is has, how old it is, where it is located, etc.). The plan also examines the demographics of the community, since age, income, and household size, among other factors, influence the type of housing a person seeks. Finally, the plan sets forth a series of recommended programs and strategies to address housing needs in the community, including new construction, rehabilitation, and other factors, such as Code Enforcement.

Under the provisions of the New Jersey Municipal Land Use Law (MLUL), a municipal housing element is required to be designed to provide access to affordable housing to meet the present and prospective housing needs of the community. Particular emphasis of the MLUL is on the provision of low and moderate-income housing. This will also be addressed in this plan.

II. INVENTORY OF THE MUNICIPAL HOUSING STOCK

An inventory of the existing housing stock in Gloucester City was conducted to provide a basic understanding of the scope and magnitude of this resource. As previously noted, housing generates 71% of the local property taxes and occupies approximately 38% of the City's land area. Factors that affect the quality of the housing stock in the community include age, condition, type, and density of housing, ownership versus rental, etc. All are factors that impact not only individuals residing in units, but also the entire City.

For comparison purposes, this inventory reviews not only characteristics of housing found in Gloucester City on a census tract basis (see Figure H-1 for Census Tract Boundaries), but where appropriate, compares local conditions with those found in the surrounding communities of Bellmawr, Brooklawn, Camden, Haddon Township, and Mount Ephraim, and with Camden County as a whole.