



MEMORANDUM

Date: January 14, 2025
To: Town of Westfield
From: Topology

SUBJECT: FOURTH ROUND AFFORDABLE HOUSING ASSESSMENT OF DCA NUMBER

The purpose of this memorandum is to provide an assessment of the non-binding calculations of the Town of Westfield's Prospective Need Obligation for the Fourth Round of Affordable Housing, published by the NJ Department of Community Affairs. The non-binding calculations were published by the DCA on October 20, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer.

Under the prepared calculations, the DCA has presented a non-binding prospective need obligation for the Town of Westfield of 397 units. The following assessment reviews the component data of the DCA calculation methodology with localized data to either confirm or revise the figures presented by DCA.

I. Land Capacity Factor Assessment

- A. The Land Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.4, and is determined by estimating the area of developable land within the municipality's boundaries, and regional boundaries, which may accommodate development. The DCA conducted the analysis using Land Use / Land Cover data from the NJ DEP, MOD-IV Property Tax Data from the Dept. of Treasury, and construction permit data from the DCA. The DCA calculations of land that may accommodate development exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by 100 feet may be considered developable.
- B. Under the analysis, the DCA estimates that the Town of Westfield presently has 38.18 acres of land that may accommodate development. The DCA has calculated that Region 2, which is comprised of Essex, Morris, Union and Warren Counties, contains a total of 5,358.48 acres of developable land. As calculated by DCA, the Town of Westfield contains 0.71% of the amount of developable land across the entire Region 2.
- C. To assess the Land Capacity Factor, Topology extracted the resultant Land Capacity Analysis GIS Composite Layer and overlaid the file with the parcels for the Town of Westfield. Each area was further reviewed to ascertain whether land use approvals have been rendered, if the sites contain existing development or utility infrastructure or whether the configuration of developable land within these parcels is in fact developable. Based upon this detailed parcel-by-parcel analysis, Topology estimates that 26.048 acres of the 38.18 acres calculated by DCA are not in fact developable. A parcel-by-parcel summary is provided in the table below. Appendix A includes maps of all properties that have been identified as not available for development.

D. Properties Not Available for Development – 26.048 Acres

PROPERTY	STATUS
Block 105, Lot 1 1243 Overhill Street 0.208 Acres	Town owned property with irregularly configured developable area.
Block 106, Lot 1 1242 Overhill Street 0.088 Acres	Town owned property with irregularly configured and insufficient developable area.
Block 306, Lot 72.01 951 Sedgewick Court 0.246 Acres	Town owned property with irregularly configured developable area and presence of wetlands.
Block 1905, Lot 13 3.070 Acres	Property is currently under development.
Block 2904, Lot 1 550 Rahway Avenue 3.030 Acres	Property is State owned and contains the Westfield Armory. Per the 2018 Housing Element and Fair Share Plan, Westfield has no obligation to zone for affordable housing unless certain events trigger Town action.
Block 3405, Lot 4 741 Fourth Avenue 0.181 Acres	Property has insufficient developable area and no street access in Westfield.
Block 3405, Lot 5 733 Fourth Avenue 0.304 Acres	Property has insufficient developable area and no street access in Westfield.
Block 3405, Lot 6 729 Fourth Avenue 0.065 Acres	Property has insufficient developable area and no street access in Westfield.
Block 3405, Lot 7 727 Fourth Avenue 0.016 Acres	Property has insufficient developable area and no street access in Westfield.
Block 3601, Lot 4 250 Gallows Hill Road 0.577 Acres	Property contains Greek Orthodox Church.
Block 3605, Lot 12.02 901 Morris Avenue 0.239 Acres	Property owned by Arc of Union County and Town has subsidized the creation of a 4-bedroom special needs unit on this Site. ¹

¹ No map for this property is included in Appendix A. Property was subdivided in 2017 and available parcel data does not reflect subdivision.

PROPERTY	STATUS
Block 3605, Lot 14.02 933 Morris Avenue 0.077 Acres	Property contains wetlands and serves as stormwater detention basin.
Block 3606, Lot 1.023 934 Morris Avenue 0.110 Acres	Property contains wetlands and serves as stormwater detention basin.
Block 4601, Lot 14 20 Normandy Drive 0.337 Acres	Town owned property encumbered by drainage easement.
Block 4601, Lot 15 706 Willow Grove Road - R 0.032 Acres	Town owned property encumbered by drainage easement.
Block 4601, Lot 16 706 Willow Grove Road - R 0.127 Acres	Town owned property encumbered by drainage easement.
Block 4804, Lot 1.01 803 Grandview Avenue 0.093 Acres	Town owned property with insufficient and irregularly configured developable area.
Block 5015, Lot 1.01 1100 Boulevard 0.467 Acres	Property approved for parking area development. ²
Block 5303, Lot 1 1300 Lamberts Mill Road 7.495 Acres	Town owned property that contains Westfield Conservation Center.
Block 5402, Lot 34.02 1600 Rahway Avenue 8.22 Acres	Property contains Saint Helen's RC Church and is in flood zone with wetlands present.
Block 5703, Lot 2 319 Delaware Street 1.066 Acres	Town owned property that is landlocked with no road access.

² No map for this property is included in Appendix A. Property was subdivided in 2017 and available parcel data does not reflect subdivision.

- E. Given the constraints of these existing properties, Topology estimates that the amount of developable land within the Town of Westfield should be revised to from 26.048 to 12.130 Acres. This would also reduce the total developable land within Region 2 from 5,358.48 acres to 5,332.43 acres. Thus, the Land Capacity Factor for the Town of Westfield would be modified from 0.7% as calculated by DCA to 0.23%.

II. Equalized Nonresidential Valuation Assessment

- A. The Equalized Nonresidential Valuation Factor is calculated pursuant N.J.S.A. 52:27D-304.3.C.2 and is determined by calculating the changes in nonresidential property valuations in the municipality, since the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations is divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional total change, which is the resulting factor. Data to used is from the Division of Local Government Services in the DCA, which aggregates local assessment information from all municipalities.
- B. Under the DCA calculation, the Town of Westfield experienced an equalized nonresidential valuation growth of \$536,336,666 between 1999 and 2023. This represents 2.08% of all growth experienced during this period across Region 2.
- C. Topology has reviewed the 1999 and 2023 Tax Assessments for the Town of Westfield, by linking them to track changes in assessment status and did not identify any areas that warranted further analysis or correction.

III. Income Capacity Factor

- A. The Income Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.3 and is determined by averaging the municipal share of the regional sum of differences between median household income and the same calculation but weighted by number of households within the municipality. To calculate this value, the DCA used the 2018-2022 5-year Estimates published by the Census Bureau's American Community Survey program.
- B. The U.S. Census Bureau released an update of the American Community Survey data for the years 2019-2023 on Thursday December 12, 2024.
- C. Topology has updated the calculation for this factor, incorporating these new income data, and found no change to Income Capacity Factor for the Town of Westfield because of the updated data.

IV. Recalculated Fourth Round Obligation Number

Given the revisions detailed above, Topology recommends the Town of Westfield's allocation factors and prospective need obligations may be revised as follows below:

ALLOCATION FACTOR/PROSPECTIVE NEED	DCA CALCULATION	TOPOLOGY PROPOSED REVISION
Land Capacity Factor	38.18 Westfield Acres of 5,358.48 Region 2 Acres (0.71 Factor)	12.13 Westfield Acres of 5,332.43 Region 2 Acres (0.23 Factor)
Nonresidential Factor	\$536,336,666 (2.08 Factor)	\$536,336,666 (2.08 Factor)
Income Capacity Factor	3.02 Factor	3.02 Factor
Average Allocation Factor	1.94 Factor	1.77 Factor
Prospective Need Obligation	397 Units	364 Units

Appendix A

OBJECTID	Block	Lot	Acreage
29153	105	1	0.20832382735



BRISBANE PL.

OVERHILL ST.



0 50 100 150 200 ft

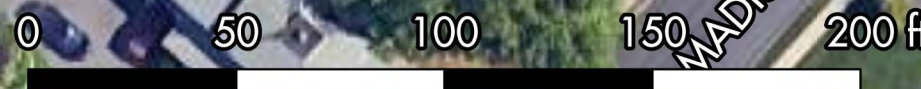
OBJECTID	Block	Lot	Acreage
29152	106	1	0.0880271458



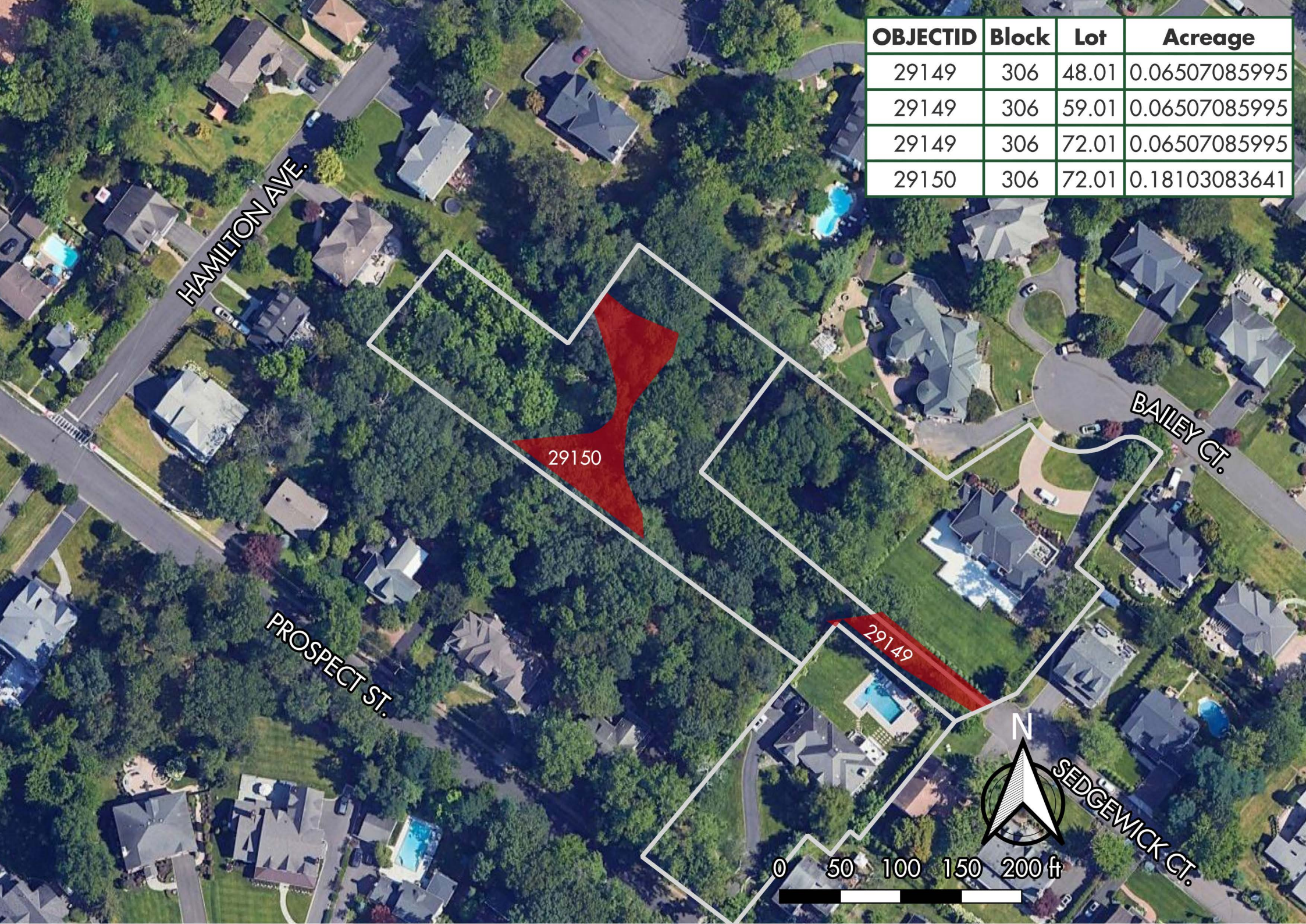
BRISBANE PL.

OVERHILL ST.

MADISON AVE.



OBJECTID	Block	Lot	Acreage
29149	306	48.01	0.06507085995
29149	306	59.01	0.06507085995
29149	306	72.01	0.06507085995
29150	306	72.01	0.18103083641



29150

29149

N

0 50 100 150 200 ft



OBJECTID	Block	Lot	Acreage
29160	1905	13	3.07022418369

SPRINGFIELD AVE.



OBJECTID	Block	Lot	Acreage
29140	2904	1	3.03096348726



LYNWOOD PL.

CODDING RD.

CODDING RD.

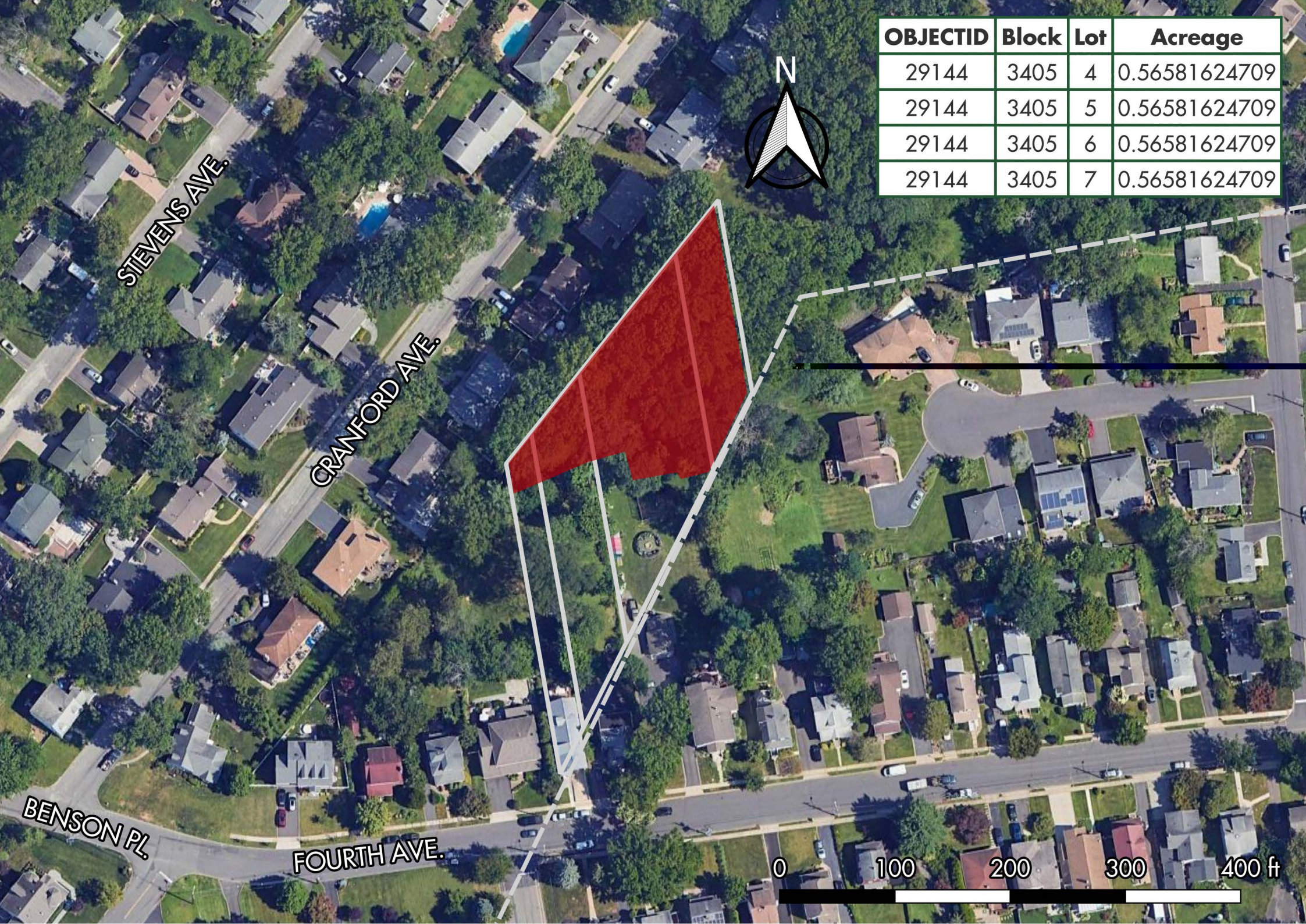


DORIAN CT.

DORIAN PL.

RAHWAY AVE.

0 100 200 300 400 ft



STEVENS AVE.

CRANFORD AVE.

BENSON PL.

FOURTH AVE.



OBJECTID	Block	Lot	Acreage
29144	3405	4	0.56581624709
29144	3405	5	0.56581624709
29144	3405	6	0.56581624709
29144	3405	7	0.56581624709



OBJECTID	Block	Lot	Acreage
29151	3601	4	0.57755534215

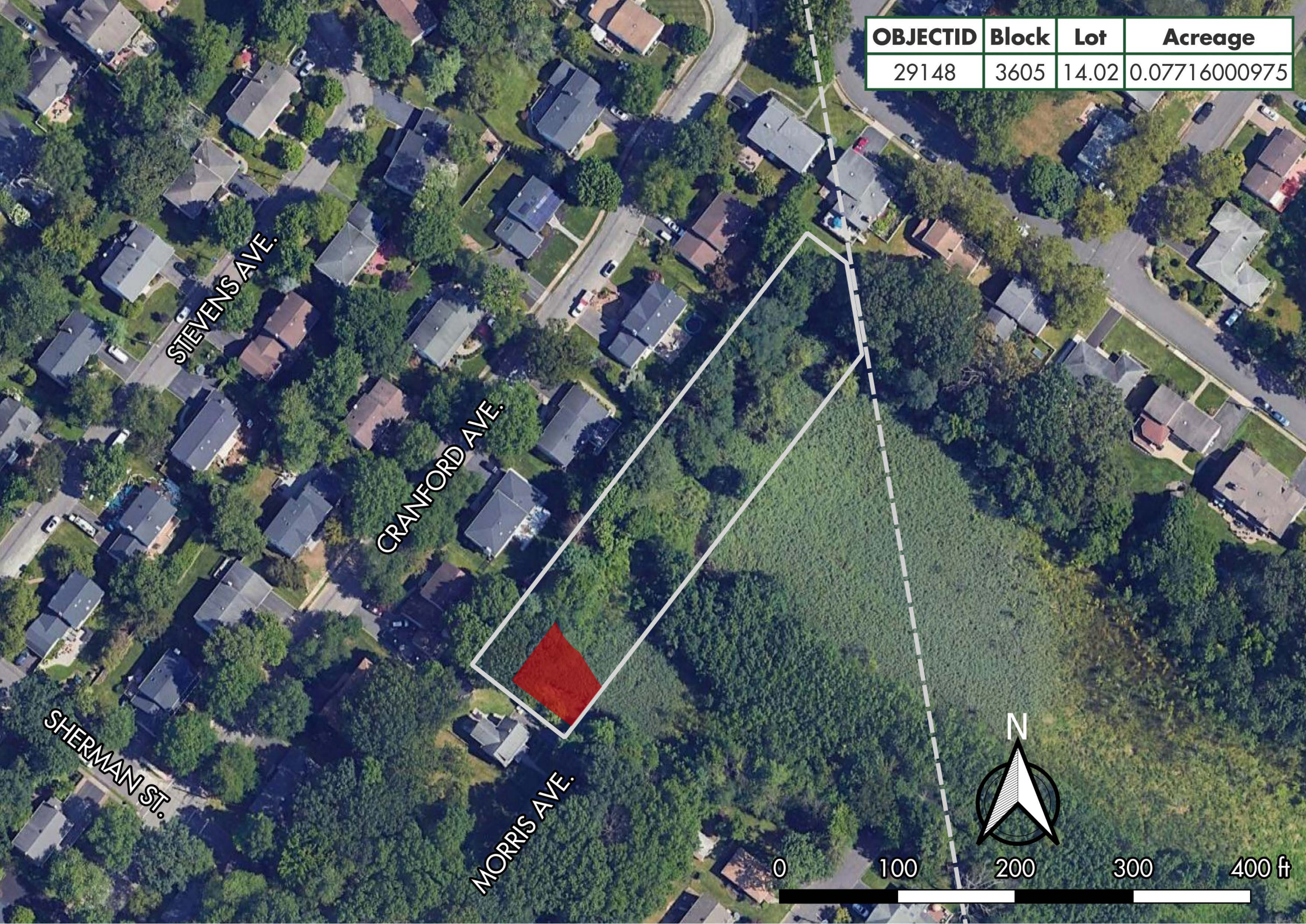
GALLOWES HILL RD.

HARDING ST.



0 100 200 300 400 ft

OBJECTID	Block	Lot	Acreage
29148	3605	14.02	0.07716000975



STEVENS AVE.

CRANFORD AVE.

SHERMAN ST.

MORRIS AVE.



0 100 200 300 400 ft

OBJECTID	Block	Lot	Acreage
29147	3606	1.023	0.43108633455

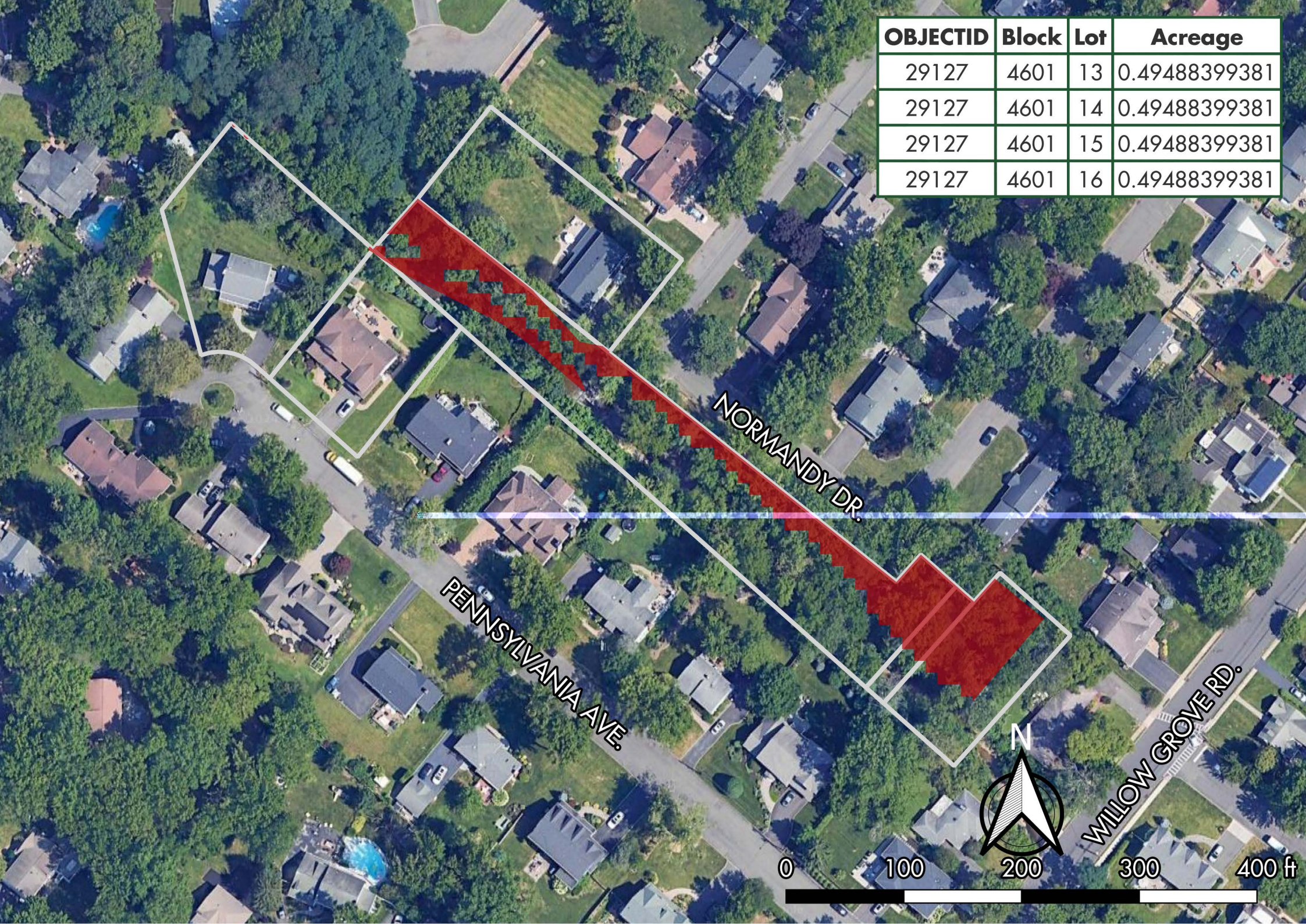
CRANFORD AVE.

MORRIS AVE.

UNION ST.



OBJECTID	Block	Lot	Acreage
29127	4601	13	0.49488399381
29127	4601	14	0.49488399381
29127	4601	15	0.49488399381
29127	4601	16	0.49488399381



NORMANDY DR.

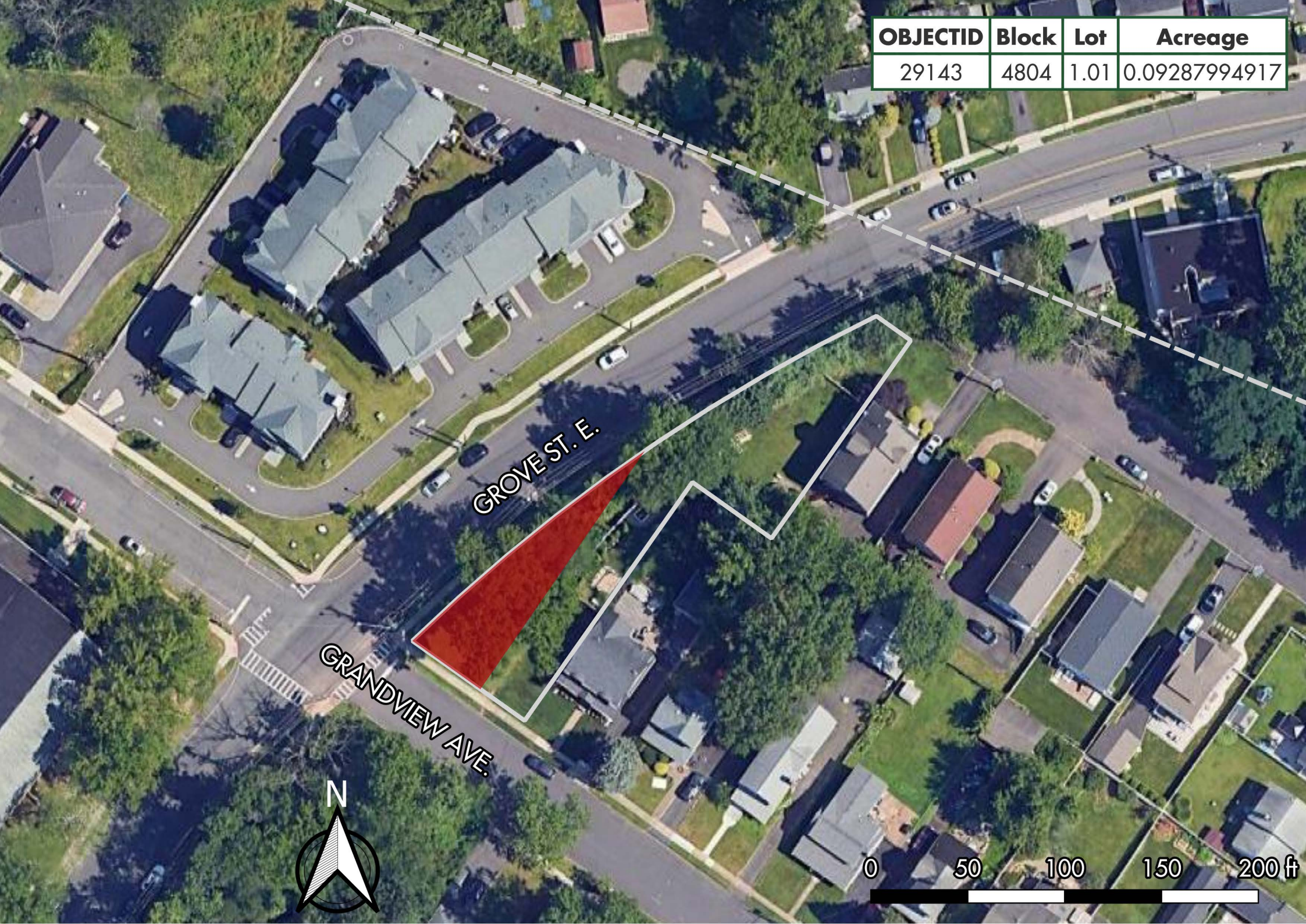
PENNSYLVANIA AVE.

WILLOW GROVE RD.



0 100 200 300 400 ft

OBJECTID	Block	Lot	Acreage
29143	4804	1.01	0.09287994917

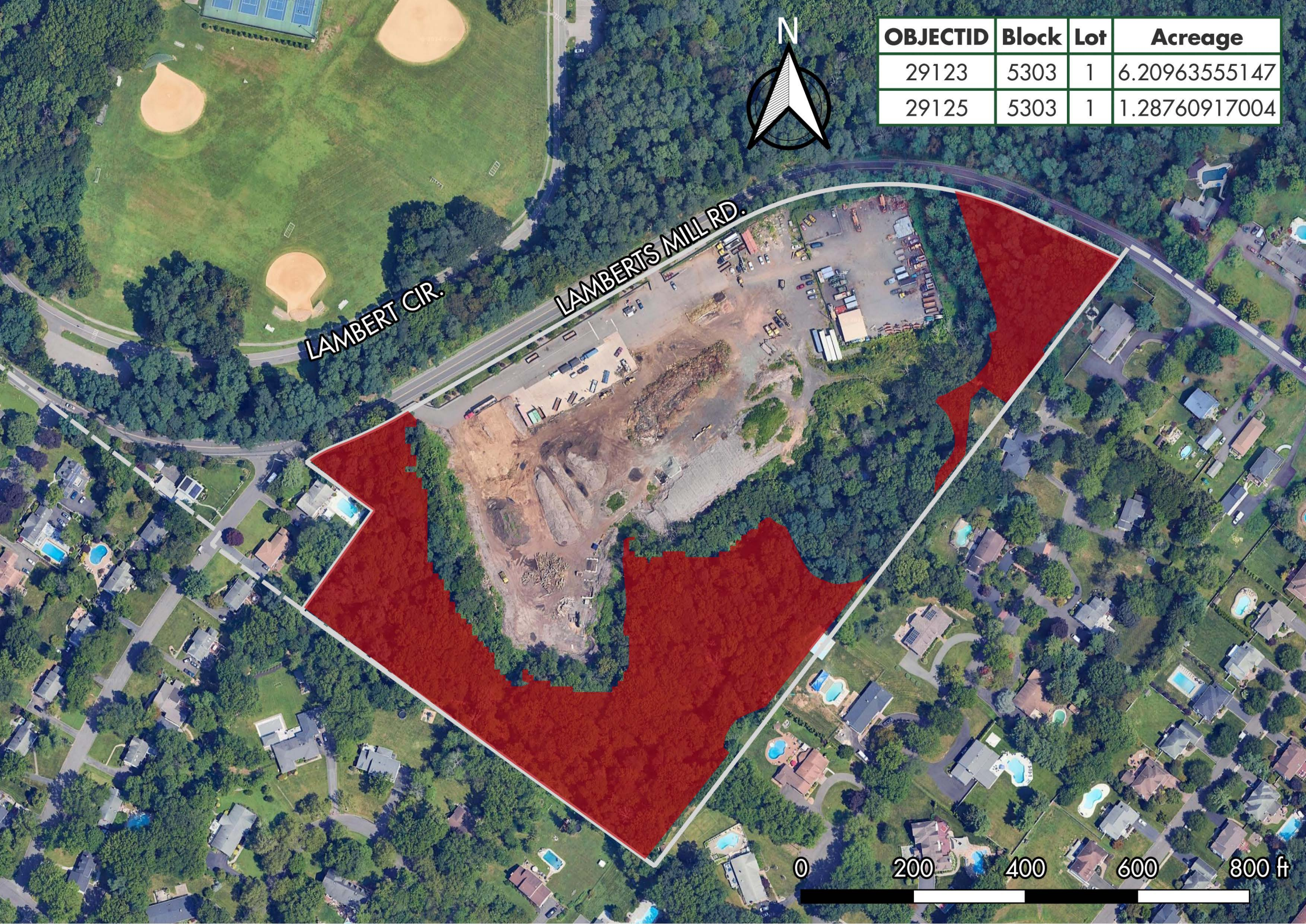


GROVE ST. E.

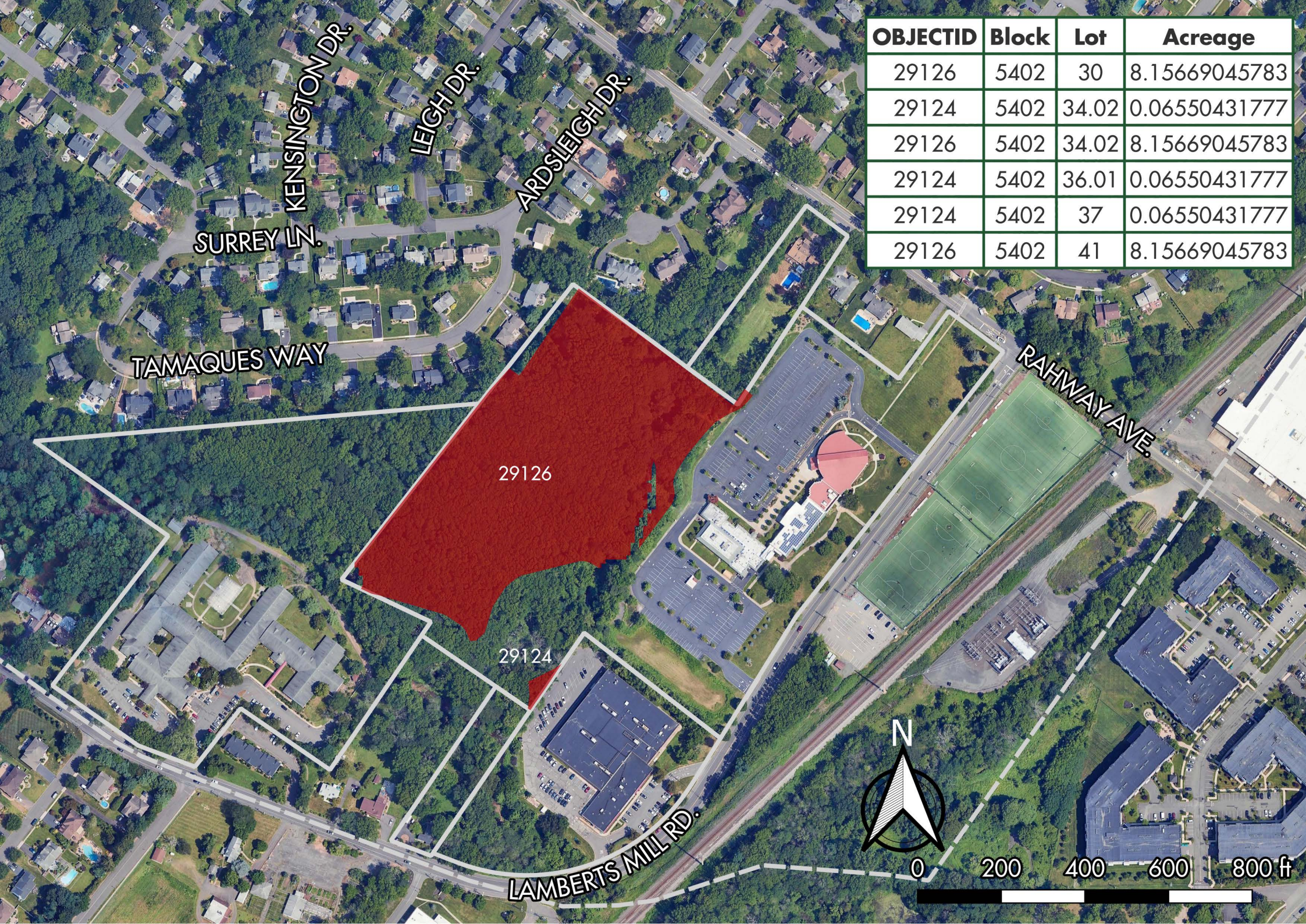
GRANDVIEW AVE.



0 50 100 150 200 ft



OBJECTID	Block	Lot	Acreage
29123	5303	1	6.20963555147
29125	5303	1	1.28760917004



OBJECTID	Block	Lot	Acreage
29126	5402	30	8.15669045783
29124	5402	34.02	0.06550431777
29126	5402	34.02	8.15669045783
29124	5402	36.01	0.06550431777
29124	5402	37	0.06550431777
29126	5402	41	8.15669045783

OBJECTID	Block	Lot	Acreage
29136	5703	2	1.06588612892

CONNECTICUT ST.

GRANDVIEW AVE.



0 50 100 150 200 ft

