
2.0 HOUSING

Housing characteristics are influenced by the age, income and other socioeconomic characteristics of the Township's residents. This section of the report describes existing housing types, conditions, vacancies and other factors that characterize the supply of housing in Middlesex Township. Data from the 2000 Census was the primary source of housing statistics. Data on new housing starts, from 1990 to 2000, was used to help identify housing growth trends.

2.1 HOUSING SUPPLY

According to the US Census, the housing supply for Middlesex Township increased by 18.6% (375 units) from 2,017 units in 1990 to 2,392 units in 2000. This represents more growth than the 13.4 percent population increase over the same time period.

2.2 HOUSING TYPE

In 2000 single family housing units (detached and attached) comprised over half, 60.2 percent (1441 units), of the Township's housing stock. Mobile homes accounted for over one third, 35.5 percent (848 units). Multi-family dwelling units and others accounted for the remaining 4.1 percent (97 units) of the Township's total housing units in 2000. The Township has a substantially lower percentage of multi-family housing types and a substantially higher percentage of mobile homes than Cumberland County as a whole, as presented in Table 2-1.

2.3 HOUSING OCCUPANCY AND VACANCY STATUS

Of the 2,392 total housing units, 2,298 housing units (96.1 percent) were occupied while only 94 were vacant in 2000. The resulting vacancy rate was relatively low at 3.9 percent. Within Cumberland County the vacancy rate in 2000 was 4.5 percent. Both Township and County vacancy rates were low. Typically between three and six percent of the housing units within a community should be vacant to provide opportunities for mobility and housing choice.

2.4 OCCUPIED DWELLINGS BY TENURE

In 2000, 88.8 percent (2,040 units) of the Township's total housing units were owner-occupied. The remaining 11.2 percent (258 units) were renter-occupied. The percentage of owner occupied units within Middlesex Township was higher than that of Cumberland County (73.1 percent).

2.5 HOUSEHOLD SIZE

The average number of persons per household in Middlesex Township was 2.84 persons in 1980. This number declined to an average of 2.67 persons per household in 1990, then declined further to 2.65 persons per household in 2000. Table 2-2 indicates the distribution of household size for Middlesex Township in 2000. Two person households are most prevalent in Middlesex Township, accounting for 36.6 percent of all households. One person households are the next most common household size, followed by three person and then four person households.

This table also indicates the distribution of household size for owner-occupied and renter-occupied units. For owner-occupied units the two person household size is the most common and the three person household size is the second most common. For renter-occupied units the one person household size is the most common and the two person household size is the second most common.

2.6 HOUSING VALUE

The median value of owner-occupied housing units in Middlesex Township was \$92,100 in 1990 and increased to \$141,400 in 2000. The median value of owner-occupied housing units in Middlesex Township in 2000 exceeded the \$120,500 median value of owner-occupied housing units reported for Cumberland County in 2000. Middlesex Township was ranked second among all municipalities in Cumberland County for median value of owner-occupied housing units in 2000.

**Table 2-1
Housing Types for
Middlesex Township and Cumberland County, 2000**

Housing Units	Middlesex Township		Cumberland County	
	Total Housing Units	Percent of Total	Total Housing Units	Percent of Total
Single Family				
1 unit, detached ¹	1,391	58.2	53,203	61.2
1 unit, attached ²	50	2.1	11,054	12.7
Multi-Family ³				
2 units	27	1.1	3,105	3.6
3 or more units	70	2.9	13,431	15.5
Mobile Homes/Other	848	35.5	6,126	7.0
Boat, RV, Van, etc.	6	0.3	32	0.0

Source: U.S. Bureau of Census, 2000.

- ¹ A building arranged or designed to provide living facilities for one family entirely separated from any other building or structure by space on all sides.
- ² A dwelling designed, occupied or used by one family, having two (2) party walls in common with other buildings and no side yards, commonly called row houses or townhouses.
- ³ A building designed, occupied or used by two (2) or more families living independently of each other; including apartment houses.

**Table 2-2
Household Size by Tenure
Middlesex Township, 2000**

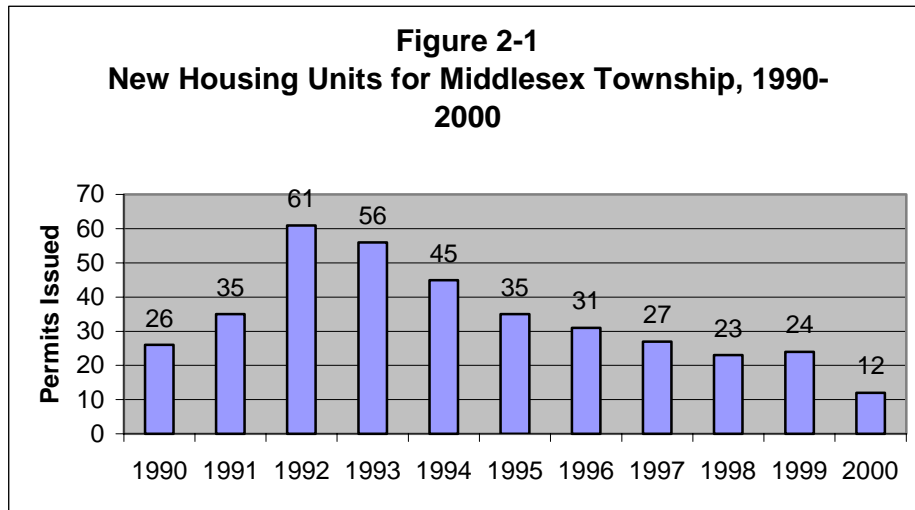
Household Size	Total		Owner-Occupied		Renter-Occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
1 person	459	20	355	17.4	104	40.3
2 persons	841	36.6	780	38.2	61	23.6
3 persons	422	18.4	389	19.1	33	12.8
4 persons	376	16.4	344	16.9	32	12.4
5 persons	137	6	116	5.7	21	8.1
6 persons	43	1.8	38	1.9	5	1.9
7+ persons	20	0.8	18	0.9	2	0.8
Total	2,298	100.0	2,040	100.0	258	100.0

Source: U.S. Bureau of Census, 2000.

2.7 HOUSING GROWTH TRENDS 1990 TO 2000

Middlesex Township experienced moderate housing growth between 1990 and 2000. As presented in Figure 2-1, 375 new housing units were constructed from 1990 to 2000. New home construction peaked in 1992 with 61 new units being constructed. The number of new units

constructed each year has gradually declined since peaking in 1992. The vast majority of the residential growth has been in single family detached housing. Typical single-family homes are being constructed on one half acre or larger lots, are somewhat large in size with 2,000 to 2,400 square feet of living space, and priced between \$130,000 and \$250,000.



Source: Cumberland County and Middlesex Township

2.8 Trends and Issues

Trends

- ✓ In 1990 housing units totaled 2,017. In 2000 housing units had increased by 375 to a total of 2,392 units.
- ✓ The Township has 58.2 percent of its housing in single family units (1,391 units). However, 35.5 percent of the housing stock is mobile homes (848 units). The 97 multi-family units only account for 4.1 percent of the total housing stock.
- ✓ The Township has a substantially higher percentage of mobile homes and a substantially lower percentage of multi-family housing than Cumberland County as a whole. This generally reflects rural housing trends where there are large numbers of mobile homes because of inexpensive land prices and relaxed

zoning controls. A lower amount of multi-family housing is usually indicative of a lack of available public sewer and water utilities.

- ✓ New housing construction totaled 375 units between 1990 and 2000. For this period, new housing construction was highest in 1992 and 1993.
- ✓ Most new residential construction has been single family housing units.
- ✓ New residential construction is mostly relatively large expensive single family homes valued from \$130,000 to \$250,000 with 2,000 to 2,400 sq. ft. of living space.
- ✓ Persons per household were 2.67 in 1990 and decreased to 2.65 in 2000. This reflects a national trend of decreasing household size as family size shrinks and the nation continues to age.

Issues

- ✓ Shrinking household size will place new demands on housing styles.
- ✓ Provide for a wider range of housing styles, sizes and prices.
- ✓ Provide for affordable entry level single family and multi-family housing.

2.9 COMMUNITY SURVEY RESULTS

- Over 70 percent of the respondents rated the quality of their neighborhood as high (41.5%) to moderate (29.9%).
- 18.8 percent of the respondents rated the quality of their neighborhoods as very high.
- A small majority of respondents (50.4%) did not wish to see residential development encouraged within the Township.
- However, if development occurs, the majority of respondents (73.7%) would like to see single-family detached housing encouraged within the Township.
- The majority of respondents (77.2%) lived in single-family detached homes (as compared to 58.2% reported in the 2000 census). 16.5% of respondents indicated that they lived in mobile homes (as compared to 35.5% reported in the 2000 census).