Route 1 Regional Growth Strategy
Corridor Working Group Briefing Note #6

Outcomes and Indicators

What We Did and Why It Is Important

The project team prepared a list of "smart growth" outcomes that a future land use scenario ideally will attain. We then selected statistical indicators to use in assessing current conditions and measuring progress in achieving the desired outcomes. The selected demographic indicators are:

- Percentage of "affordable" housing available (multi-family and 1-2 bedroom units)
- Percentage of jobs in manufacturing and finance, insurance, and real estate (FIRE), the highest paying job sectors in the study area
- Jobs-to-housing ratio (to indicate how many more employees will need to travel into and through the study area to get to and from their jobs)

We used data from the 2025 trend projections and existing zoning build-out to calculate the values of these indicators under these scenarios.

Under the trend scenario, housing will increase slightly more than employment, suggesting that most workers will continue to live in the study area. The percentage of jobs in the FIRE sector will increase, but the percentage of jobs in manufacturing will decrease. The trend projections do not provide information on the types of housing units that will be available.

Under build-out, employment will increase much more than housing, and the jobs-to-housing ratio therefore will increase significantly. More workers will have to live outside the study area and commute to work, further stressing an already stressed transportation system. The percentage of jobs in the FIRE sector will decrease, while the percentage of jobs in manufacturing will increase. Finally, the percentage of multi-family and 1-2 bedroom units will decrease, leaving a shortage of affordable housing for individuals with lower-paying jobs.

What You Need To Know

The following table summarizes available information on selected demographic indicators for 1990, 2000, 2025 trend projections, and existing zoning build-out:

	1990	2000	% change from 1990		2025 Trend	% change from 2000	Build-Out	% change from 2000
Population	403,402	520,478	29%		638,062	23%	618,927	20%
Housing	177,915	196,880	11%		239,252	22%	222,302	19%
Multi-family units – number	59,407	63,992	8%		NA	NA	69,286	8%
percent	33%	33%					30%	
1-2 bedroom units -- number	82,941	94,283	14%		NA	NA	102,709	9%
percent	47%	48%					44%	
Employment (total)		336,528			405,540	16%	824,042	145%
FIRE		22,495			28,364	26%	51,986	83%
Manufacturing		34,450			35,435	3%	106,373	200%
Jobs : Housing ratio		1.8			1.7		3.7	

How We Did It

In the early stages of the project, the project team identified the following "smart growth" outcomes that would characterize a future ideal land use scenario:

- People in the region, whether residents, employees, employers or visitors, enjoy a diversity of environments options that are attractive, efficient, and affordable and offer a high quality of life.
- Businesses of high economic value and strategic growth potential are attracted to the area because the appropriate labor force can easily access their jobs.
- People live near their jobs in houses they can afford; they no longer have to travel long distances to satisfy their everyday needs.
- People can choose among alternative travel modes and paths, including transit, walking, bicycling, and more than one roadway route; new development in an area does not overburden the region's roadways.
- Abandoned and under-utilized manufacturing buildings and shopping centers are being developed as sites for new uses, including retail, housing, and recreation.
- Environmental resources are respected and enhanced.
- Future development supports fiscal balance and equity among municipalities.

We then prepared a summary of proposed statistical indicators that we could use in assessing current conditions and measuring progress in achieving the desired outcomes. In considering possible indicators, we reviewed existing data sources and indicators, as well as analytical methods for calculating the values of the indicators under future scenarios. The two primary analytical methods we are using are the GOZ® Model and the regional transportation model.

The following is a summary of the outcomes and selected indicators for demographic conditions:

- Housing Options -- We selected two indicators to reflect a diversity of housing types: percentage of multi-family housing units and percentage of 1-2 bedroom housing units. The US Census provides baseline data for both indicators, and the GOZ® Model calculates future values for both indicators under build-out scenarios.
- Well-Paying Jobs -- The selected indicator is the percentage of employment in the highest-paying job sectors. We use New Jersey Department of Labor average wage data to define the highest-paying sectors, which are finance, insurance, real estate and manufacturing, and to determine the current employment in these sectors. We use GOZ® to help to calculate the future number of jobs in each sector.
- Balance of Jobs and Housing -- The key indicator is the jobs-to-housing ratio. We use 2000 US Census data for housing and MPO data for employment to calculate the existing ratio. For future scenarios, we add new housing and employment, as GOZ® calculates, to project new housing and employment totals and the new jobs-to-housing ratio.