

HOPEWELL TOWNSHIP  
MERCER COUNTY, NEW JERSEY

THIRD ROUND  
HOUSING ELEMENT  
and  
FAIR SHARE PLAN

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The original of this document has been signed and sealed pursuant to N.J.A.C. 13:41-1.3

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**I. INTRODUCTION**

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law, specifically N.J.S.A. 40:55D-28b(3), to address Hopewell Township’s cumulative housing obligation for the period commencing in 1987 and extending to June 30, 2025. This Plan has also been prepared pursuant to the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.) which outlines the mandatory requirements for a Housing Plan Element, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township’s residents and a discussion of municipal employment characteristics. As required by the New Jersey Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community’s Master Plan.

The Council on Affordable Housing (COAH) adopted third round rules in 2004 (N.J.A.C. 5:94 Procedural and N.J.A.C. 5:95 Substantive) that were subsequently invalidated by the Appellate Division on January 25, 2007. COAH then adopted modified rules in June 2008 (N.J.A.C. 5:96 Procedural and N.J.A.C. 5:97 Substantive) which, in turn, were followed by additional legal challenges. In a decision issued on October 8, 2010, the Appellate Division invalidated a number of provisions in N.J.A.C. 5:97 including its central component, the “growth share” methodology; a decision later upheld by the New Jersey Supreme Court on September 26, 2013.

COAH again drafted revised third round rules (N.J.A.C. 5:98 Procedural and N.J.A.C. 5:99 Substantive) which were to apply to a period commencing on November 17, 2014. However, COAH deadlocked on a vote to officially adopt the rules at its October 20, 2014 meeting, which resulted in the March 15, 2015 Mt. Laurel IV decision by the N.J. Supreme Court [In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing]. Finding COAH unable to perform the duties assigned it under the law and regulation, the Supreme Court removed COAH from the process, placing jurisdiction back with the courts.

This third round Housing Element and Fair Share Plan for Hopewell Township utilizes the Court-approved affordable housing obligation that resulted from settlement of lawsuits between Hopewell Township, Fair Share Housing Center (FSHC) and a number of interveners. The Township’s affordable housing obligation per the settlement is as follows:

Prior Round (1987-1999)	520
Prospective Need (2014-2024)	1,141
Present Need (Rehabilitation)	0

**II. HOUSING ELEMENT**

The Municipal Land Use Law, at N.J.S.A. 40:55D-28(d)3 requires a housing plan element to be prepared “...pursuant to section 10 of P.L. 1985, c. 222 (C.52:27D-310), [New Jersey Fair Housing Act] including, but not limited to, residential standards and proposals for the construction and improvement of housing”

Hopewell Township is located in northwestern Mercer County, where it borders the Delaware River and is traversed by Interstate 95. The Township's diverse landscape spans a range from rural in the Sourland Mountain and the Hopewell Valley to suburban in the southern portion of the Township, where regional sewer service is available. It has been this infrastructure that has attracted growth to southern Hopewell, where most of the Township's affordable housing is situated. The Township of Hopewell received substantive certification of its Housing Element and Fair Share Plan from COAH on January 8, 1997.

This first part of this HE/FSP will address the Township's housing stock and demographic characteristics. This is followed by the Fair Share Plan which addresses Hopewell Township's affordable housing obligation.

#### **A. INVENTORY OF MUNICIPAL HOUSING UNITS**

The primary sources of information for the inventory of the Township's housing stock are the 2010 U.S. Census Summary File 2 and the 2015 American Community Survey 5-Year Estimates (herein ACS).

It is important to recognize the data limitations when interpreting the two different types of tables in this document. The 2010 SF2 data are specifically for the period around April 2010, and as a hundred percent count are the most precise figures. Limitations include a) a narrow scope confining to basic demographic and housing information, b) no coverage on economic information, and c) out of date (seven years old).

The 2015 ACS data, which represents estimates from a 2011 to 2015 pooled sample, and the 2010 SF3 data (April 2010 sample) provide a wider coverage. However, one should NOT relate the 2011-2015 ACS figures to a single 2015 figure, because the sample estimates are from data collected throughout a five year period.

Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. The ACS recorded 6,796 housing units in the Township, of which 6,431 (95.0%) were occupied. Hopewell's housing supply grew by roughly 1,000 units since 2000. The Township's housing stock consists primarily of one-family, detached dwellings (85.9%) and 8.89% of housing units are single-family attached dwellings. The Township has a very low percentage of renter-occupied units (7%) compared to the County (34.2%) and State (33%).

**TABLE 1: Units in Structure by Tenure for Occupied Units, 2011-2015**

Units in Structure	Occupied Units		
	Total (%)	Owner (%)	Renter (%)
1, detached	85.9%	89.4%	38.1%
1, attached	8.89%	9.1%	5.8%
2	.87%	.3%	8.6%
3 or 4	.16%	0%	2.3%
5 to 9	1.36%	.2%	16.9%
10 to 19	.48%	.5%	0%
20 to 49	.44%	.5%	0%
50 or more	1.9%	0%	28.3%

Source: 2011-2015 American Community Survey 5-Year Estimates, B25032.

Table 2 indicates the year housing units were built by tenure, and Table 3 compares the Township to Mercer County and the State. Four out of five housing units in Hopewell were built after 1950 and less than 14% of owner-occupied units were constructed prior to 1940, as compared to 41% of renter-occupied units.

**TABLE 2: Year Structure Built by Tenure for Occupied Units, 2011-2015**

Year Built	Total Units	% of Total	Occupied Units	
			Owner	Renter
2010 or later	6	0%	6	0
2000 - 2009	738	11%	600	138
1990 - 1999	1,822	28%	1,770	52
1980 - 1989	705	11%	705	0
1970 -1979	612	10%	600	12
1960 - 1969	771	12%	720	51
1950 - 1959	601	9%	601	0
1940 - 1949	204	3%	204	0
Pre-1940	972	15%	794	178
<b>Total</b>	<b>6,431</b>	<b>100%*</b>	<b>6,000</b>	<b>431</b>

Source: 2011-2015 American Community Survey 5-Year Estimates, B25036.

\*due to rounding

Hopewell Township has a comparatively young housing stock, with nearly 750 units constructed since 2000. Table 3 compares the year of construction for all dwelling units in the Township to Mercer County and the State.

The most striking comparison in the table is that of the percentage of units constructed between 1990 and 1999. The Township had a much higher percentage of units constructed during these years (at 28.3%) compared to the County (9.5%) and the State (9.5%). It also had a somewhat higher percentage of units constructed between 2000 and 2009 (11.0% as compared to 9.2% for Mercer County and 9.4% for the State).

The Township has a newer overall housing stock than both the County and the State, and the percentage of units constructed between 1940 and 1949 and the percentage of those constructed before 1940 were lower than both the County and the State.

**TABLE 3: Comparison of Year of Construction for Occupied Units in Township, County, and State, 2011-2015**

Year Built	%		
	Hopewell Township	Mercer County	New Jersey
2010 or later	.1%	.9%	1.1%
2000 – 2009	11.5%	9.2%	9.4%
1990 – 1999	28.3%	9.5%	9.5%
1980 – 1989	11%	12.3%	11.8%
1970 – 1979	9.5%	11%	12.9%
1960 – 1969	12%	13.6%	13.8%
1950 – 1959	9.3%	16%	15.8%
1940 – 1949	3.2%	7.2%	7.9%
Pre-1940	15.1%	20.3%	17.1%

Source: 2011-2015 American Community Survey 5-Year Estimates, B25036

Table 4 documents household size in occupied housing units by tenure, and Table 5 documents the number of bedrooms per unit by tenure. Table 4 shows that a greater percentage of renter-occupied units house smaller households (76% have two persons or fewer) as compared to owner-occupied units (54% have two persons or fewer).

**TABLE 4: Household Size in Occupied Housing Units by Tenure, 2011-2015**

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,137	947	190
2 persons	2,436	2,298	138
3 persons	1,020	975	45
4 persons	1,229	1,220	9
5 persons	424	385	39
6 persons	158	158	0
7+ persons	27	17	10
<b>Total</b>	<b>6,431</b>	<b>6,000</b>	<b>431</b>

Source: 2011-2015 American Community Survey 5-Year Estimates, B25009

Most of Hopewell Township’s housing has 3 bedrooms or more (87%), with owner-occupied units generally larger than rentals. Table 5 demonstrates that most of renter-occupied units had 1-2 bedrooms (269 units) compared with 162 rentals with 3 or more bedrooms.

**TABLE 5: Number of Bedrooms per Unit by Tenure for Occupied Units, 2011-2015**

Number of Bedrooms	Total Occupied Units	(%) of Total Units	Occupied Units	
			Owner	Renter
No bedroom	0	0%	0	0
1 bedroom	225	3%	72	153
2 bedrooms	606	9%	490	116
3 bedrooms	2,239	35%	2,137	102
4 bedrooms	2,519	39%	2,508	11
5+ bedrooms	842	13%	793	49

Source: 2011-2015 American Community Survey 5-Year Estimates, B25042.

Table 6 compares the Township’s average household size for all occupied units, owner-occupied units and renter-occupied units to Mercer County and the State. The Township’s average household size for renter-occupied units is lower than those of the County and State, while the average household size for owner-occupied units is higher than that of Mercer County, and nearly equal with that of the State.

**TABLE 6: Average Household Size for Occupied Units for Township, County, and State, 2010**

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Hopewell Township	2.75	2.80	2.23
Mercer County	2.61	2.71	2.42
New Jersey	2.68	2.79	2.47

Source: 2010 U.S. Census, SF-2,PCT1, HCT5 for Township, County, and State.

As seen in Table 7, the Township had a significantly higher percentage of four or more bedroom units (52.3%) than either the County (27.7%) or the State (25.2%). The Township also had a lower percentage of units with one or fewer bedrooms (3.5%) than the County (15.2%) and the State (16.3%).

**TABLE 7: Percentage of Occupied Units by Number of Bedrooms, 2009-2013**

Jurisdiction	None	One	Two or Three	Four or More
Hopewell Township	0.0%	3.5%	44.2%	52.3%
Mercer County	1.9%	13.3%	57.1%	27.7%
New Jersey	2.4%	13.9%	58.5%	25.2%

Source: 2011-2015 American Community Survey 5-Year Estimates for Township, County and State, S2504.

The ACS also includes indicators of the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In the first two rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and water. In the proposed Round Three rules, COAH reduced this to three indicators, including the age of the unit (Pre-1940 units in Table 2) and whether there are complete kitchen and plumbing facilities. The Supreme Court upheld this approach in March 2015. ACS defines these features as follows:

**Plumbing Facilities** – Complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the dwelling unit.

**Kitchen Facilities** – Complete kitchen facilities include a sink with piped water, a range or cook top and oven, and a refrigerator. All three facilities must be located inside the dwelling unit.

Table 8 compares the Township, County and State for the above indicators of housing quality. The Township has almost no units with incomplete plumbing or kitchen facilities.

**TABLE 8: Housing Quality Indicators for Township, County, and State  
2011-2015**

Condition	-----%-----		
	Hopewell Township	Mercer County	New Jersey
Complete plumbing facilities	99.8%	99.6%	99.6%
Complete kitchen facilities	99.8%	99.3%	99.2%

Source: 2011-2015 American Community Survey 5-Year Estimates for Township, County and State, S2504.

The complexion of the municipal housing stock is also gleaned from housing values and gross rents for residential units. The ACS summary of housing values presented in Table 9 indicates that the majority of owner-occupied units (79%) are valued between \$300,000 and \$999,999, with 38% of units priced about \$500,000. The median residential housing value in the 2011-2015 ACS was \$464,200.

**TABLE 9: Value of Owner Occupied Residential Units, 2011-2015**

Value	Number of Units	%
\$0 – 50,000	76	1%
\$50,000 – 99,999	48	1%
\$100,000 – 149,999	109	2%
\$150,000 – 199,999	35	1%



\$200,000 – 299,999	603	10%
\$300,000 – 499,999	2,473	41%
\$500,000 – 999,999	2,263	38%
\$1,000,000 +	393	7%

Note: Median Value \$464,200. 2011-2015 American Community Survey 5-Year Estimates, B25077.

Source: 2011-2015 American Community Survey 5-Year Estimates, B25075.

In 2000, 51% of units rented for more than \$500 and 38% rented for over \$1,000/month. Table 10 indicates that in 2011-2015, nearly 60% of leased housing units rented for \$1,000 or more, and 53% of the units rented for \$1500 or more. No units rented for under \$750. The median gross rent has risen by almost 86% from 2000 to 2011-2015.

**TABLE 10: Gross Rents for Renter-Occupied Housing Units, 2011-2015**

Monthly Rent	Number of Units	--% (of those who paid rent)--
Under \$200	0	0.0%
\$200 – 299	0	0.0%
\$300 – 499	0	0.0%
\$500 – 749	0	0.0%
\$750 – 999	152	40%
\$1,000 – 1,499	24	6%
\$1,500 or more	200	53%
No rent paid	55	--

Note: Median gross rent for Hopewell Township is \$1548/month, as compared to \$833/month in 2000.

Source: 2011-2015 American Community Survey 5-Year Estimates, B25063.

As seen on Table 11, 43% of renter households earned less than \$50,000 per year, and all of these households were paying more than 35% of their income for rent. At the other end of the spectrum, 37% of households earned more than \$100,000 per year, and all of these households were paying less than 29.9% of their income for rent, with 86% of them paying less than 19.99% of their income for rent. A figure of 30% is considered the limit of affordability for rental housing costs.

**TABLE 11: Household Income by Gross Rent as a Percentage of Household Income, 2011-2015**

Income	Number of Households	Percentage of Household Income					
		0 – 19.99%	20 – 24.9%	25 – 29.9%	30 – 34.9%	35% +	Not computed
< \$10,000	17	0	0	0	0	0	17
\$10,000 - 19,999	52	0	0	0	0	52	0

\$20,000 - 34,999	78	0	0	0	0	62	16
\$35,000 - 49,999	39	0	0	0	0	0	39
\$50,000 - 74,999	42	17	13	0	0	12	0
\$75,000 - 99,999	42	19	0	11	0	12	0
\$100,000 or more	161	138	13	10	0	0	0

Source: 2011-2015 American Community Survey 5-Year Estimates, B25074.

## B. ANALYSIS OF DEMOGRAPHIC CHARACTERISTICS

As with the inventory of the municipal housing stock, the primary sources of information for the analysis of the demographic characteristics of the Township's residents are the 2010 U.S. Census and the 2009-2013 American Community Survey (ACS). These two sources provide a wealth of information concerning the characteristics of the Township's population in 2010.

The 2010 Census indicates that the Township had 17,304 residents, or 1,199 more residents than the 16,105 residents in 2000, representing a population increase of approximately 7.4%. The Township's 7.4% increase in the 2000's compares to a 4.5% increase in Mercer County and a 4.5% increase in New Jersey.

Nearly 60% of Township residents were over 35 in 2010 when the Township had relatively few millennials. The age distribution of the Township's residents is shown in Table 12, broken down by gender. Males outnumbered females in the youngest age groups (0-17) and in the 55-64 age group. Females predominated in all other age groups.

**TABLE 12: Population by Age and Sex, 2010**

Age	Total Persons	Male	Female
0-4	799	412	387
5 - 17	3,777	1,949	1,828
18 - 34	1,978	981	997
35 - 54	5,808	2,763	3,045
55 - 64	2,493	1,258	1,235
65 +	2,449	1,146	1,303
<b>Total</b>	<b>17,304</b>	<b>8,509</b>	<b>8,795</b>

Source: 2010 U.S. Census, SF 2, PCT3/PCT5.

Hopewell Township is aging, and millennials are in short supply in the Township. As seen in Table 13, the Township had a much lower percentage of its population in the 18-

34 category (11.4%) than both the County (23.7%) and the State (21.3%). The Township also had a higher percentage in the 35-54, 55-64 and 64+ age categories. Consequently, the median age for Hopewell Township was 44.4 as compared to 37.8 for the County and 39.0 for the State. The percentage of persons over 65 nearly doubled since 2000.

**TABLE 13: Comparison of Age Distribution for Township, County, and State  
(% of persons), 2010**

Age	Hopewell Township	Mercer County	New Jersey
0-4	4.6%	5.9%	6.2%
5 – 17	21.8%	16.8%	17.3%
18 – 34	11.4%	23.7%	21.3%
35 – 54	33.6%	29.3%	29.8%
55 – 64	14.4%	11.7%	11.9%
65 +	14.2%	12.6%	13.5%
<b>Median</b>	<b>44.4</b>	<b>37.8</b>	<b>39.0</b>

Source: 2010 U.S. Census, SF 2 for Township, County and State, PCT3/PCT5.

Table 14 provides the 2010 Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Mercer County and the State. The Township had fewer 1-person households and more 3- and 4-person households than the County and the State. The average number of persons per household was 2.75.

**TABLE 14: Persons in Household, 2010**

Household Size	Number of Households
1 person	1,118
2 persons	2,100
3 persons	1,194
4 persons	1,214
5 persons	483
6 persons	128
7 or more persons	45
<b>Total Households</b>	<b>6,282</b>

Source: 2010 U.S. Census, SF 2, PCT20/HCT6.

**TABLE 15: Comparison of Persons in Household for Township, County, and State  
(% of households)**

Household Size	Hopewell Township	Mercer County	State
1 person	17.8%	26.9%	25.2%
2 persons	33.4%	29.9%	29.8%
3 persons	19.0%	17.0%	17.4%
4 persons	19.3%	15.1%	15.7%
5 persons	7.7%	6.6%	7.2%

6 persons	2.0%	2.5%	2.7%
7 or more persons	0.7%	1.8%	1.9%
<b>Persons per household</b>	<b>2.75</b>	<b>2.61</b>	<b>2.68</b>

Source: 2010 U.S. Census, SF 2 for Township, County and State, PCT20/HCT6.

Table 16 presents a detailed breakdown of the Township’s population by household type and relationship. There were 4,928 family households in the Township (78.4% of total households) and 1,354 non-family households (householder living alone or with non-relative). The percentage of family households dropped slightly from 2000 to 2010, as 80% of households were family households in 2000.

In terms of the proportion of family and non-family households, the Township had more family households than the County and the State (78.4% for the Township, 67.2% for the County, and 64.6% for the State) in 2010.

**TABLE 16: Persons by Household Type and Relationship, 2010**

	<b>Total</b>
<b>In family Households:</b>	<b>15,630</b>
Householder	4,928
<i>Spouse</i>	4,339
Child	5,711
Other relatives	485
Nonrelatives	167
<b>In Non-Family Households:</b>	<b>1,664</b>
Male householder:	556
Living alone	425
Not living alone	131
Female householder:	798
Living alone	693
Not living alone	105
atives living with householder	310
<b>In group quarters:</b>	<b>10</b>
Institutionalized:	0
Nursing facilities/skilled nursing facilities	0
Mental (psychiatric) hospitals	0
Other institutions	0
Non-institutionalized	10
Group homes for adults	10
Other non-institutional facilities	0

Source: 2010 U.S. Census, SF 2, PCT22/PCT 28 and PCT38/39.

Hopewell has more wealth and less poverty than Mercer County and New Jersey. Table 17 provides 2011-2015 income data for the Township, County and State. The Township’s per capita and median household and median family incomes were significantly higher than those for the County and State. The definitions used for households and families in

Table 17 are similar to those identified in the description for Table 16, so that the household figure in Table 17 includes families. By way of comparison, in the 2000 Census, Hopewell's per capita income jumped to 49% (almost \$21,802) from \$43,947 to \$65,749. Increases for the County and State were modest (roughly 1/3).

**TABLE 17: 2011-2015 Income for Township, County, and State**

Jurisdiction	Per Capita Income (\$)	Median Income (\$)	
		Households	Families
Hopewell Township	65,749	141,003	158,385
Mercer County	37,680	72,804	94,908
New Jersey	36,582	72,093	88,335

Source: 2011-2015 American Community Survey 5-Year Estimates for Township, County and State, DP03 and S1901.

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2009-2013. The determination of poverty status and the associated income levels is based on the 2013 cost of an economy food plan and ranged from an annual income of \$11,770 for a one-person family to \$40,898 for an eight-person family (three-person family is \$20,090). Many federal programs, including food stamps, use the economy food plan as the determining guideline. According to the data in Table 18, the Township has a lower proportion of persons and families qualifying for poverty status than the County or State.

Since 2000, the percentage of persons and families in poverty status increased across the board, the Township's increase for families in poverty was less dramatic than the increases seen in the County and State. Table 18 also compares poverty status from the 2000 Census to poverty status from the 2011-2015 ACS for the Township, County and State.

**TABLE 18: Comparison of Poverty Status for Persons and Families for Township, County, and State, 1999 to 2011-2015**  
(% with 1999 or 2011-2015 income below poverty)

Jurisdiction	Persons (%)		Families (%)	
	1999	2011-2015	1999	2009-2013
Hopewell Township	1.1%	1.9%	0.9%	1.3%
Mercer County	8.6%	11.5%	5.9%	8%
New Jersey	8.5%	10.8%	6.3%	8.2%

Source: 2011-2015 American Community Survey 5-Year Estimates for Township, County and State, DP03; 2000 U.S. Census, SF-3 for Township, County and State, DP-3

A variety of interesting insights into an area's population can be gathered from the ACS, which includes a vast array of additional demographic data. For example, Table 19 provides a comparison of the percent of persons who moved into their current homes prior to 2000; this is a surrogate measure of the mobility/stability of a population. These data indicate that the percentage of current Township residents residing in the same house in 2011-2015 as in

2000 exceeds that of the County and State.

**TABLE 19: Resided in Current Dwelling prior to 2000 for Township, County and State, 2011-2015**

Jurisdiction	Percent living in dwelling prior to 2000
Hopewell Township	48.7%
Mercer County	35.1%
New Jersey	36.3%

Source: 2009-2013 American Community Survey 5-Year Estimates for Township, County and State, DP04.

Hopewell's population is comparatively quite well educated, as seen on Table 20. While the percentage of residents with a high school diploma or higher exceeds that of the County and State, the percentage with a bachelor's degree or higher far exceeds that of the County and the State. The figures for the Township have increased since 2000, when 94% of residents had a high school degree or higher and 66.8% had a bachelor's degree or higher.

**TABLE 20: Educational Attainment for Township, County and State Residents, 2011-2015 (Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Hopewell Township	94.6%	66.8%
Mercer County	87.4%	39.6%
New Jersey	88.6%	36.8%

Source: 2011-2015 American Community Survey 5-Year Estimates for Township, County and State, S1501.

The ACS also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. A lack of public transit here virtually assures that a relatively high percentage of workers will drive alone, and a relatively low percentage of workers who carpool or use transit. Of the 9.9% using other means, 8.1% work from home and 1.1% walk to work.

**TABLE 21: Means of Transportation to Work for Township, County and State Residents, 2011-2015 (Workers 16 years old and over)**

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Hopewell Township	79.9%	4.4%	5.8%	9.9%
Mercer County	72.2%	9.6%	8.1%	10.2%
New Jersey	71.9%	8.1%	11.1%	9%

Source: 2011-2015 American Community Survey 5-Year Estimates for Township, County and State, DP03.

### C. SUMMARY OF EMPLOYMENT DATA

The ACS provides detailed information on a municipality's resident population regarding their means of employment. Nearly 2/3 of Hopewell Township residents are in management, business, science and arts occupations. Employment characteristics are described in two ways: first, by occupation, which is the type of work the employee performs; and second, by industry, or the type of business in which the employee works. Table 22 provides data for these two characteristics.

**TABLE 22: Selected Employment Characteristics of Resident Population, 2011-2015**

<b>Employed civilian population 16 years and over</b>	<b>9,206</b>	
<b>OCCUPATION</b>		
Management, business, science, and arts occupations	6,010	65.3%
Service occupations	967	10.5%
Sales and office occupations	1,465	15.9%
Natural resources, construction, and maintenance	500	5.4%
Production, transportation, and material moving	264	2.9%
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	178	1.9%
Construction	488	5.3%
Manufacturing	762	8.3%
Wholesale trade	254	2.8%
Retail trade	458	5%
Transportation and warehousing, and utilities	120	1.3%
Information	304	3.3%
Finance and insurance, and real estate and rental and	996	10.8%
Professional, scientific, and management, and	1,306	14.2%
Educational services, and health care and social assistance	2,840	30.8%
Arts, entertainment, and recreation, and accommodation	602	6.5%
Other services, except public administration	421	4.6%
Public administration	477	5.2%

Source: 2011-2015 American Community Survey 5-Year Estimates, DP03.

Table 23 identifies the types of industries that are found within the municipality. Unfortunately, for Hopewell Township, data from the New Jersey Department of Labor and Workforce Development is incomplete and does not provide an accurate picture of the distribution of employment opportunities between industries.

**TABLE 23: Employment and Wages by Industry, Hopewell Township, 2016**

	Average Annual Units	Average Annual Employment	Average Annual Wages
Agriculture	3	25	\$25,327
Construction	17	45	\$52,888
Manufacturing			
Wholesale trade			
Retail trade	6	46	\$17,327
Transportation and warehousing			
Information			
Finance and insurance			
Real estate			
Professional and technical	16	542	\$197,652
Management			
Administrative and waste remediation	25	223	\$34,293
Education			
Health care and social assistance	6	68	\$24,542
Arts and entertainment	6	68	\$20,379
Accommodations and food service	4	67	\$25,360
Other services	17	39	\$18005
Unclassified			
PRIVATE SECTOR TOTAL			
FEDERAL GOVERNMENT TOTAL	1	3	\$56,512
LOCAL GOVERNMENT TOTAL	2	145	\$63,337
STATE GOVERNMENT TOTAL	1	7	\$77,053

Source: N.J. Department of Labor and Workforce Development, Office of Research and Information, Quarterly Census of Employment and Wages, Annual Municipal Data by Sector, 2016 Fourth Quarter.

DP = Data do not meet publication standards

### **III. FAIR SHARE PLAN**

#### **A. SUMMARY OF FAIR SHARE PLAN**

A Fair Share Plan is defined as a “...*plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposed to satisfy its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region and which details the affirmative measures the*



*municipality proposes to undertake to achieve its fair share of low and moderate income housing...”<sup>1</sup>*

This Fair Share Plan utilizes the Court-approved affordable housing obligation for Hopewell Township which are as follows:

Prior Round (1987-1999)	520
Prospective Need (2014-2024)	1,141
Present Need (Rehabilitation)	0

**B. UNITS AND CREDITS ADDRESSING THE PRIOR ROUND**

Table 24 indicates the sources of units and credits applied against the 520-unit prior round as it was presented to the Court.

**Table 24: Affordable Units and Bonus Credits Applied to Prior Rounds (1987-1999)**

Sources of Units/Credits	Units	Bonus	Total
<b>Substantial Compliance</b>	46		46
<b>Regional Contribution Agreement</b>			
Trenton	198		198
<b>Alternative Living Arrangements</b>			
CIFA group home	4	4	8
Community Options	4	4	8
Homefront	3	3	6
Wrick Avenue	1	1	2
Minnietown Lane	2		2
Project Freedom	72	72	144
<b>Accessory Apartments</b>		1	1
<b>100% Affordable Housing Developments</b>			
Hopewell Gardens	100	15	115
<b>Inclusionary Housing Developments - Constructed</b>			
Brandon Farms	135		135
Pennington Pointe	5		5
<b>Total</b>	570	99	669

Hopewell Township delivered a total of 570 units during this period and qualified for a total of 669 affordable housing credits after application of 99 bonus credits. This total provides 149 excess credits to the third round.

**C. PRESENT NEED**

The Township does not have a present need (rehabilitation) obligation.

<sup>1</sup> N.J.A.C. 5:93-1.3

**D. UNITS AND CREDITS ADDRESSING THIRD ROUND PROSPECTIVE NEED**

As shown in Table 25, Hopewell Township will address the 1,141-unit third round obligation with a combination of 851 affordable units and 316 rental bonus credits. Of the 851 affordable units, 198 have already been constructed (49 @ Hopewell Gardens plus 149 excess over prior round).. Thus, going forward, zoning for an additional 653 affordable units will completely satisfy the 1,141-unit third round obligation.

Sources of Units/Credits	Units	Bonus	Total
<b>Prior Round Surplus</b>	149		149
<b>100% Affordable Housing Developments</b>			
Hopewell Gardens	49		49
<b>Inclusionary Housing Developments - Proposed</b>			
Zaitz	78	78	156
CF Hopewell	430	185	615
CF Hopewell/Capital Health*	35		35
Klockner	48	48	96
BMS**	50		50
Enourato	12	5	17
<b>Total</b>	<b>851</b>	<b>316</b>	<b>1,167</b>

\* Medicaid beds

\*\*The Settlement Agreement with Fair Share Housing Center requires a midpoint realistic opportunity review. Should the 50 affordable housing unit opportunity included in this plan for BMS campus not be realized, Hopewell Township is obliged to revise the plan to demonstrate compliance using other sites.

**SUMMARY:**

Total affordable units per settlement	1,167
Prior Round Surplus	149
Hopewell Gardens Rental Bonus	49
<u>Third Round Rental Bonus</u>	<u>316</u>
Affordable Units to be Constructed	653

As part of meeting this obligation, affordable units will be required to satisfy the following parameters:

1. Rental Unit Obligation

The municipal rental obligation, a required component of meeting the fair share obligation, is calculated at 25 percent of the prospective need. This calculation results in 130 rental units for the prior round (520 x .25) and 285 affordable rental units in the third round (1,141 x .25). As seen in Table 26, there are a total of 170 rental units provided for the prior round, where 130 are required.

Sources of Units/Credits	Senior rentals	Family rentals	Group homes
<b>Alternative Living Arrangements</b>			
CIFA group home			4
Community Options			4
Homefront			3
Wrick Avenue		1	
Project Freedom		72	
<b>Accessory Apartments</b>		1	
<b>100% Affordable Housing Development</b>	85		15
Hopewell Gardens			
TOTALS	85	74	11

With regard to the obligation to provide affordable rental units in the third round, where 285 are required, this plan provides a total of 445 rental units applicable to the third round, as seen on Table 27.

Sources of Units/Credits	Senior Rentals	Family Rentals
<b>Inclusionary Housing Developments - Proposed</b>		
Zaitz		78
CF Hopewell		185
CF Hopewell/Capital Health	35	
Klockner		48
BMS	50*	
Hopewell Gardens	49	
TOTAL	134	311
*May be senior or family units		

## 2. Family Units

At least 50% of the third round prospective need units must be available to families (not age restricted or group home units), requiring at least 571 family units (1,141 / 2).

## 3. Low-Moderate Split and Very-Low Income Obligation

No more than 50% of the prospective need affordable units will be moderate income units and at least 50% of the prospective need affordable units will be affordable to low income and very low income households. Additionally, 13% of the prospective need units must be affordable to very low income households (less than 30% median income). The settlement agreements with inclusionary developers require this low-moderate split and these very low income units.

## 4. Age-restricted Units

The maximum number of third round prospective need units that can be age-restricted is calculated at 25% (1,141 x .25) or 285 units.

## 5. Rental Bonus Credits

Rental bonus credits are applied as provided in N.J.A.C. 5:93-5.1, which permits bonus credits for rental units up to 25% of the prospective need. For the prior round this rule allowed up to 130 bonus credits and for the third round the total is 285 units. The combined potential for rental bonus credits is thus 415 for both rounds. As seen on Tables 24 and 25, a total of 415 bonuses have been applied.

### **E. HOPEWELL TOWNSHIP'S AFFORDABLE HOUSING SITE SELECTION PROCESS**

*Suitable Sites* - Hopewell Township's Planning Board examined site suitability of those lands in the Township that could qualify for inclusionary zoning according to COAH criteria. Each of the compliance sites included in the settlement is:

- Approvable by all agencies with jurisdiction
- Available for development with unencumbered title
- Developable with access to water and sewer and within an existing or planned sewer service area
- Suitable - adjacent to compatible land uses, streets and consistent with the environmental policies of N.J.A.C. 5:93-4

Compliance sites included in this Fair Share Plan consist largely of developable uplands, although there are fingers of wetlands and/or stream corridors that affect these sites to a limited degree. Development standards will be crafted to permit the full extent of the development authorized by the settlements.

Additionally, Hopewell Township's compliance sites are well situated to accommodate the inclusionary developments from several perspectives, as noted below.

*Geographic distribution* – Five of the six compliance sites are distributed across the Township from east to west within the regional Sewer Service Area. The sixth site is the Bristol Meyers Squibb (BMS) campus, which this pharmaceutical giant has announced will be closed. Given the likelihood that the site will be redeveloped for uses other than the permitted industrial uses, affordable housing will also be provided in this redevelopment node.

*Traffic Access* – Each of the compliance sites has advantageous traffic access as follows:

<b>Compliance Site</b>	<b>Highway Access</b>
CF Hopewell and Capital Health	Dualized 4-lane highway access to the site and direct access to Scotch Road interchange with 1-95
Enourato	Direct access to Route 31
Zaitz et als.	Direct access to Route 31 and County Route 546
Woodmont	Direct access to Federal City Road and the interchange with 1-95
BMS	Direct access to County Route 624 and Titus Mill Road

*Compatible Land Uses* – The neighborhoods where the proposed inclusionary developments are planned will be suitable for residential living, and include the following land uses:

<b>Compliance Site</b>	<b>Neighborhood Character</b>
CF Hopewell/ Capital Health (East Side)	Research, Offices, Hospital and Medical Offices
CF Hopewell (West Side)	Farmland (north and south), single family residential (west and south), Hospital and Offices (east)
Enourato	Professional offices (south) cluster housing (east), tree service (north) Open space (west across Rt. 31)
Zaitz et als.	Commercial (east), moderate density residential (west and north), open space (south)
Woodmont	Low and moderate density residential, church, offices
BMS	Low and moderate density residential, research, offices