

HOPEWELL TOWNSHIP MERCER COUNTY, NEW JERSEY



ROUND 4 HOUSING ELEMENT and FAIR SHARE PLAN

Adopted June 26, 2025

Prepared by the
Hopewell Township Planning Board
with assistance from Banisch Associates, Inc.
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6/26/2025
Date

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

INTRODUCTION AND STATUTORY AUTHORITY

This Housing Element and Fair Share Plan (HEFSP) addresses Hopewell Township's affordable housing obligation for the period commencing in 1987 and extending to July 1, 2035. It has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act as amended (N.J.S.A. 52:27D-310), which requires municipalities that choose to enact and enforce a zoning ordinance to prepare a Housing Element and Fair Share Plan. N.J.S.A. 52:27D-310, which outlines the mandatory requirements for a Housing Plan Element, is supplemented by AOC Administrative Directive #14-24, as referenced below.

The Municipal Land Use Law at N.J.S.A. 40:55D-28.b(3), identifies the following requirements for a Housing Plan Element:

- (3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;

The Content of a Housing Element as outlined at prior regulations found at subsection (a) of *N.J.A.C. 5:97-2.3*), required that a Housing Element submitted to the Council should include the minimum requirements prescribed by N.J.S.A 52:27D-310 which provides that

“a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing, and shall contain at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a

consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);

h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality’s most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and *(Not applicable)*

i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

In addition to the Housing Element and Fair Share Plan requirements detailed in 52:27D-310, the additional “Required Elements of Housing Element and Fair Share Plan” according to Administrative Office of the Courts (AOC) Administrative Directive #14-24, are as follows:

1. Site suitability analysis for any 100% affordable site or inclusionary zone;
2. A site development concept plan of any inclusionary zone;
3. A detailed review of the credit worthiness of all existing affordable units; and
4. An Appendix including any ordinances and resolutions required to implement the plan.

Hopewell Township was a participant in the COAH process and had COAH certification of prior round plans. When the Supreme Court decided that jurisdiction would be returned to the Courts in the 2015 Mt. Laurel IV decision, Hopewell Township secured a compliance judgment for its Third Round Housing Element and Fair Share Plan, which addressed 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.

FAIR SHARE PLAN

Hopewell Township 1987-2035 Fair Share Obligation

Following the 2024 amendments to the Fair Housing Act, Hopewell Township participated in the Affordable Housing Dispute Resolution Program, where the Township's affordable housing obligation for the fourth round was set at 399 units. As a result, the cumulative 1987-2035 obligation is 2,060 affordable housing units, broken down as follows:

Prior Round (1987-1999)	520
Third Round Prospective Need (1999-2025)	1,141
Fourth Round Prospective Need (2025-2035)	399
Present Need (Rehabilitation)	8

UNITS AND CREDITS ADDRESSING THE PRIOR ROUND

Table 1 indicates the sources of the 669 units and credits applied against the 520-unit prior round as approved by the Court. Hopewell Township applied a total of 525 units to its prior round obligation and qualified for a total of 669 affordable housing credits after application of the 46-unit substantial compliance reduction and 98 rental bonus credits (out of the 130 permitted). This total provides 149 excess credits to the third round. Limits on the number of age-restricted units are being calculated on a cumulative basis for the period 1987-2025.

Table 1: Affordable Units and Bonus Credits Applied to Prior Rounds (1987-1999)				
Sources of Units/Credits	Units	Bonus	Reduction	Total
Substantial Compliance			46	46
Regional Contribution Agreement				
Trenton*	198			198
Alternative Living Arrangements				
CIFA group home	4	4		8
Community Options	4	4		8
Homefront	3	3		6
Wrick Avenue	1			1
Minnietown Lane	2			2
Project Freedom	72	72		144
Accessory Apartments	1			1
100% Affordable Housing Developments				
Hopewell Gardens*	100	15		115
Inclusionary Housing Developments - Constructed				
Brandon Farms*	135			135
Pennington Pointe*	5			5
*Family units				
Totals	525	98	46	669

UNITS AND CREDITS ADDRESSING ROUND 3 PROSPECTIVE NEED

Hopewell Township addressed the 1,141-unit third round obligation with a combination of at least 831 affordable units and 317 rental bonus credits.

THIRD ROUND SUMMARY:

Total Round 3 Fair Share obligation	1,141
Prior Round Surplus	149
Hopewell Gardens Carryover Credits	49
<u>Third Round Rental Bonus</u>	<u>317</u>
Actual Affordable Units needed	626

Table 2 identifies the 801 Round 3 affordable units/credits. Unused bonus credits available in the prior round were applied to reach the 317 bonus credits for a total of 1,117 units and credits as ultimately approved, leaving 24 units to be addressed in Round 4.

Table 2: Affordable Units and Bonus Credits Applied to Third Round Obligation			
Sources of Units/Credits	Units	Bonus	Total
Prior Round Surplus	149		149
100% Affordable Housing Developments			
Hopewell Gardens	49		49
Inclusionary Housing Developments - Proposed			
CF Hopewell	305	185	490
CF Hopewell/Capital Health*	35		35
Woodmont	48	48	96
BMS**	0		0
Enourato	12	6	18
Deer Valley***	125		125
Zaitz**	78	78	156
Total	801	317	1,118
<p>* Medicaid beds</p> <p>**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 will require development of 30 additional affordable housing units at the Zaitz site.</p> <p>*** In the event that Lots 20, 46, 19, 45.01 and part of 60 do not have common ownership at the time of development, 150 units, 30 of which shall be age restricted affordable, shall be allocated to Block 93, Lots 20 and 46. 475 units, 95 of which shall be age restricted affordable, shall be allocated to Block 93, Lots 19, 45.01 and part of 60. Additionally, it is possible that the residential component of Block 93, Lots 19, 20, 45.01, 46 and part of 60 will ultimately yield fewer than 625 total units. To the extent there is a shortfall in the resulting number of affordable housing units from applying a 20% set-aside to the number of units deemed feasible to construct on the site, the Township shall address the shortfall either through (a) modification to the CF Hopewell/Capital Health development through agreement with Van Princess Realty Group LLC or its successors or assigns to provide additional senior affordable housing units in that development or (b) a municipally sponsored group home or homes to address the shortfall. The Township as part of the midpoint realistic opportunity review, if such shortfall exists or is reasonably anticipated, will show how it provides a realistic opportunity for one of these options to address the shortfall.</p>			

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

Rental Unit Obligation 1987-2025 (415 Required, 609 Provided (184 Prior 425 Round 4)

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 a requirement for 130 rental units for the prior round (520 x .25) and 285 affordable rental units in the third round (1,141 x .25) for a total of 415 rentals for the period 1987-2025.

Table 3 identifies the sites of the 184 rental units that were provided for the prior round, where 130 are required.

Table 3: Units Addressing Prior Round Rental Obligation			
Sources of Units/Credits	Senior rentals	Family rentals	Group homes
Alternative Living Arrangements			
CIFA group home			4
Community Options			4
Homefront			3
Project Freedom		72	
Accessory Apartments		1	
100% Affordable Housing Development	85		15
Hopewell Gardens			
TOTALS	85	73	26

With regard to the Round 3 rental obligation, where 285 are required, this plan provides a total of 425 to 445 rental units applicable to the third round, as seen on Table 4.

Table 4: Units Addressing Third Round Rental Obligation		
Source of Units/Credits	Senior Rentals	Family Rentals
Inclusionary Housing Developments - Proposed		
Zaitz		78
CF Hopewell		185
CF Hopewell/Capital Health	35	
Woodmont		48
BMS		50
Hopewell gardens	49	
TOTAL	84	361

Family Unit Obligation - 1987-2025 (831 Required, 872 Provided (240 Prior + 632 Round 3)

At least 50% of the affordable units must be available to families (not age restricted or group home units), requiring at least 260 prior round and 571 third round family units/credits. The only non-family units in the third round plan are the age restricted units. The third round compliance plan includes a total of 219 age-restricted units, 66 units below the 285-unit third round cap, as noted below. When these 219 age restricted units are subtracted from the 851 actual units to be developed under the third round plan, there will be a total of 632 family units.

Low-Moderate Split and Very-Low Income Obligation - 1987-2025

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 required this low-moderate split and these very low income units.

Age-restricted Unit Cap - 1987-2025 (365-Unit Cap vs. 309 age restricted units)

Combining the prior round age-restricted cap (80 units) and the third round age-restricted cap (285 units) yields a combined prior and third round age-restricted cap of 365 units. Table 5 identifies the age-restricted affordable units included for the period 1987-2025. The prior round and third round cumulative total of age-restricted units is 309 units, which is 56 units below the cumulative age-restricted cap.

Table 5: Age Restricted Units – 1987-2025		
Source of Units/Credits	Senior For Sale	Senior Rentals
CF Hopewell/Capital Health		35
Hopewell Gardens		149
Deer Valley	125	
TOTALS	125	184

Rental Bonus Cap (415 allowed, 415 applied)

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. A total of 415 bonuses have been applied, including 98 rental bonus credits to the prior round and 317 for Round 3.

HOPEWELL TOWNSHIP’S ROUND 3 SITE SUITABILITY EVALUATION

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. Except for the Deer Valley site, which was not yet in an approved sewer service area, each of the compliance sites included in the settlement was:

- 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

The eight (8) 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.

The extent of total acreage and developable acreage is indicated in Table 6 below, which illustrates that between 63% and 86% of the inclusionary site acreage is developable for all sites except BMS, where a 35-acre upland area is to be provided.

Table 6: Total Acres and Developable Acres for Round 3 Inclusionary Sites				
Inclusionary Site	Block/Lot	Total acres	Developable Acres	Developable portion of Site
CF West	93/3.01, 5.01, 5.02, 6.01	389.03	257.66	66%
CF Northeast	91/3.11, 3.95	92.6	77	83%
CF/CHS - Southeast	91/3.14, 3.191, 3.22, 3.161, 3.181, 3.961	219.24	179.18	81%
Zaitz	85/3	46	39	85%
Enourato	78/17	11.1	7	63%
Woodmont	78.09/21	21.8	16	73%
BMS	46/8.01	NA	35 acres (inside loop)	100%
Deer Valley	93/19, 45.01, 20, 46, 60	182.85	157.67	86%

Additionally, Hopewell Township's Round 3 compliance sites are well situated to accommodate the inclusionary developments from several perspectives, as noted below.

Sewer and Water Service

All inclusionary sites are served by or have access to public potable water systems. As seen on Table 7, sewer service is available to all sites including Deer Valley, which was included in a sewer service area (SSA) and rezoned pursuant to the settlement agreement.

Table 7: Sewer Service for Round 3 Inclusionary Sites			
Inclusionary Site	Block/Lot	SSA in WMP	Status

CF West	93/3.01, 5.01, 5.02, 6.01	ELSA	Redevelopment plan adopted
CF Northeast	91/3.11, 3.95	ELSA	Redevelopment plan adopted
CF/CHS -Southeast	91/3.14, 3.191, 3.22, 3.161, 3.181, 3.961	ELSA	Redevelopment plan adopted
Zaitz	85/3	ELSA	Redevelopment plan adopted
Enourato	78/17	ELSA	Rezoned
Woodmont	78.09/21	ELSA	Rezoned
BMS	46/8.01	residential flows to Stony Brook RSA.	Rezoned
Deer Valley	93/19, 45.01, 20, 46, 60	ELSA	Rezoned

Geographic distribution – Seven compliance sites are distributed across the Township from east to west within the regional Sewer Service Area. The eighth site is on the current Bristol Meyers Squibb (BMS) campus, slated to be closed and sold.

Traffic Access – Each of the compliance sites has advantageous traffic access as seen on Table 8:

Table 8: Regional Highway Access to Round 3 Inclusionary Sites	
Compliance Site	Highway Access
CF Hopewell, Capital Health	Dualized 4-lane highway access to the site and direct access to Scotch Road interchange with 1-295
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 1-295
BMS	Direct access to County Route 624 and Titus Mill Road
Deer Valley	Dualized 4-lane highway access to the site and direct access to Scotch Road interchange with 1-295

Compatible Land Uses – The neighborhoods where the proposed inclusionary developments are planned will be suitable for residential living, and include the land uses seen on Table 9:

Table 9: Neighborhood Character surrounding Round 3 Inclusionary Sites	
Compliance Site	Neighborhood Character
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
Deer Valley	Farmland (north), single family residential (west and south), Hospital and Offices (east)

Deer Valley was included in an amended wastewater management plan, as provided for in the settlement agreement, and as a result, all the Round 3 inclusionary sites in this Fair Share Plan met the requirements to be available, approvable, developable and suitable.

LANDS MOST APPROPRIATE FOR LOW AND MODERATE INCOME HOUSING

N.J.S.A.52:27D-310 includes the requirement that municipal plans include:

- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;

Hopewell's Round 4 Fair Share Plan has identified the following sites, as shown on Figures 1-4, that are capable of fully addressing the 2025-2035 obligation, with their suitability for development detailed below.

Project	Block/Lot
American Properties – Age restricted rentals	Block 78.09, Lots 22, 32, 102, 103
American Properties – Assisted Living	Block 78.06, Lot 23
100% Affordable - Weidel Family	Bl. 88 Lot 5.021
100% Affordable - Walters Group - Age restricted	Block 78.06, Lot 23
100% Affordable – Pennytown Family	Block 33, Lots 1.021 and 1.022

UNITS AND CREDITS ADDRESSING ROUND 4 PROSPECTIVE NEED

Table 10 shows how Hopewell will address the 399-unit Round 4 obligation and the remaining 50-unit Round 3 obligation (449 total) with 469 units and bonus credits.

Table 10: Fourth Round Affordable Units and Bonus Credits					
Sources of Units/Credits	Units	Bonus	Total	Age Rest. Units	Family Units
100% Affordable - Weidel (Family)	70	63	133		70
100% Affordable - TCNJ Walters Group	62*		62*	62	
100% Affordable Pennytown	25		25		25
Extension of Controls	120	-	120		120
Inclusionary Housing					
American Properties /TCNJ Age restricted rentals	42		42	42	
American Properties/TCNJ Assisted Living	15		15	15	
Group Homes					
PALS 67 Route 31 North, B46 L22	4	4	8		
Princeton Child Development Inst.	5	5	10		
Princeton Child Development Institute at ARC Mercer	3	3	6		
	24	24	48		
<i>*totals 70 units but capped at 62 units of credit</i>	370	99	469	111	215

The 2024 Amendments to the Fair Housing Act identify the Compliance Parameters that the 399-unit obligation must address, and are shown on Table 11.

According to C.52:27D-311.1:

- A municipality **may not satisfy more than 30 percent** of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation through the creation of **age-restricted housing**.
- A municipality **shall satisfy** a minimum of **50 percent** of the actual affordable housing units, exclusive of any bonus credits, created to address its prospective need affordable housing obligation through the creation of housing **available to families with children** and otherwise in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321).
- A municipality **shall satisfy a minimum of 25 percent of the actual affordable housing units**, exclusive of any bonus credits, to address its prospective need affordable housing obligation, **through rental housing, including at least half of that number available to families with children [12.5%]**.

Additionally, according to C.52:27D-329.1 Housing elements and fair share plans adopted pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) shall ensure that:

- **at least 13 percent** of the housing units made available for occupancy by low-income and moderate-income households to address a municipality's prospective need obligation will be **reserved for** occupancy by **very low income households**, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304\
- **with at least half of such units made available for families with children.**
The 13 percent shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation.

Table 11: Round 4 Prospective Need Compliance Requirements					
FHA Requirement	N.J.S.A.	Round 4 Minimum	Actual units	Round 4 Maximum	Actual units
Family	52:27D-311.1	50% (200 units)	95 100% 120 Exten.		215
Family Rentals	52:27D-311.k.5	25% (100 units)	70 100% 95 CF unapproved		165
Family VLI	52:27D-329.1	6.5% (26 units)	13 CF Hopewell 4 Pennytown, 10 Weidel		27
Low Income	52:27D-329.1	50% (200 units)	36 Group 15 Asst. Liv. 35 Weidel 21 Am Prop Age 95 CF, 4 surplus 60 extensions		266
Very low income	52:27D-329.1	13% (52 units)	36 Group 15 Asst. Liv. 10 Weidel		61
Rental units	52:27D-311.1	25% (100 units)	70 100% 25 100% 42 Am. Prop		142
Bonus credits	52:27D-311.k			25% (99 units)	99
Transitional	52:27D-311.e			10% (39 units)	36
Age-restricted	52:27D-311.k.4			30% (119 units)	119
Age-restricted bonus	52:27D-311.k.4			10% of age-restricted L/M units (6 max)	NA

HOPEWELL TOWNSHIP'S ROUND 4 SITE SUITABILITY EVALUATION

The same suitability criteria outlined for the Round 3 analysis were applied to the Round 4 lands to be rezoned for inclusionary development and 100% affordable site. The five (5) compliance sites included in this Round 4 Fair Share Plan consist largely of developable uplands, although there are relatively small areas of wetlands and/or

stream corridors that affect these sites to varying degrees. Development standards will be crafted to permit the full extent of the development authorized by the Fair Share Plan..

The extent of total acreage and developable acreage is indicated in Table 12 below, which illustrates that the majority of the inclusionary site acreage is developable for all sites.

Table 12: Total Acres and Developable Acres for Round 4 Inclusionary Sites				
Site	Block/Lot	Total acres	Constrained Acres	Developable Acres
American Properties/TCNJ Age restricted rentals	Block 78.09, Lots 22, 32, 102, 103	75.31	1.67	73.64 (See Figure 1)
American Properties/TCNJ Assisted Living + 100%	Block 78.06, Lot 23	22.91	5.91	17 (See Figure 1)
100% Affordable Weidel (family)	Bl. 88 Lot 5.021	52.41	6.77	45.64 (See Figure 2)
100% Affordable - Pennytown	Block 33, Lots 1.021 and 1.022	26.94	5.04	21.9 (See Figure 3)

Hopewell Township's Round 4 compliance sites are well situated to accommodate the 100% affordable projects and the proposed inclusionary development from several perspectives, as noted below.

Sewer and Water Service

Round 4 sites are served by or have access to public potable water systems. However, as seen on Table 13, sanitary sewer service is not available and on-site systems will be required for these developments.

Table 13: Sewer Service for Round 4 Inclusionary Sites			
Inclusionary Site	Block/Lot	SSA in WMP	Status
American Properties Age restricted rentals	Block 78.09, Lots 22, 32, 102, 103	On Site	DEP approvals needed
American Properties Assisted Living/100%	Block 78.06, Lot 23	On Site	DEP approvals needed
100% Affordable Weidel	Bl. 88 Lot 5.021	On Site	DEP approvals needed
100% Affordable TCNJ Walters Group	Block 78.06, Lot 23	On Site	DEP approvals needed
100% Affordable - Pennytown	Block 33, Lots 1.021 and 1.022	On Site	DEP approvals needed

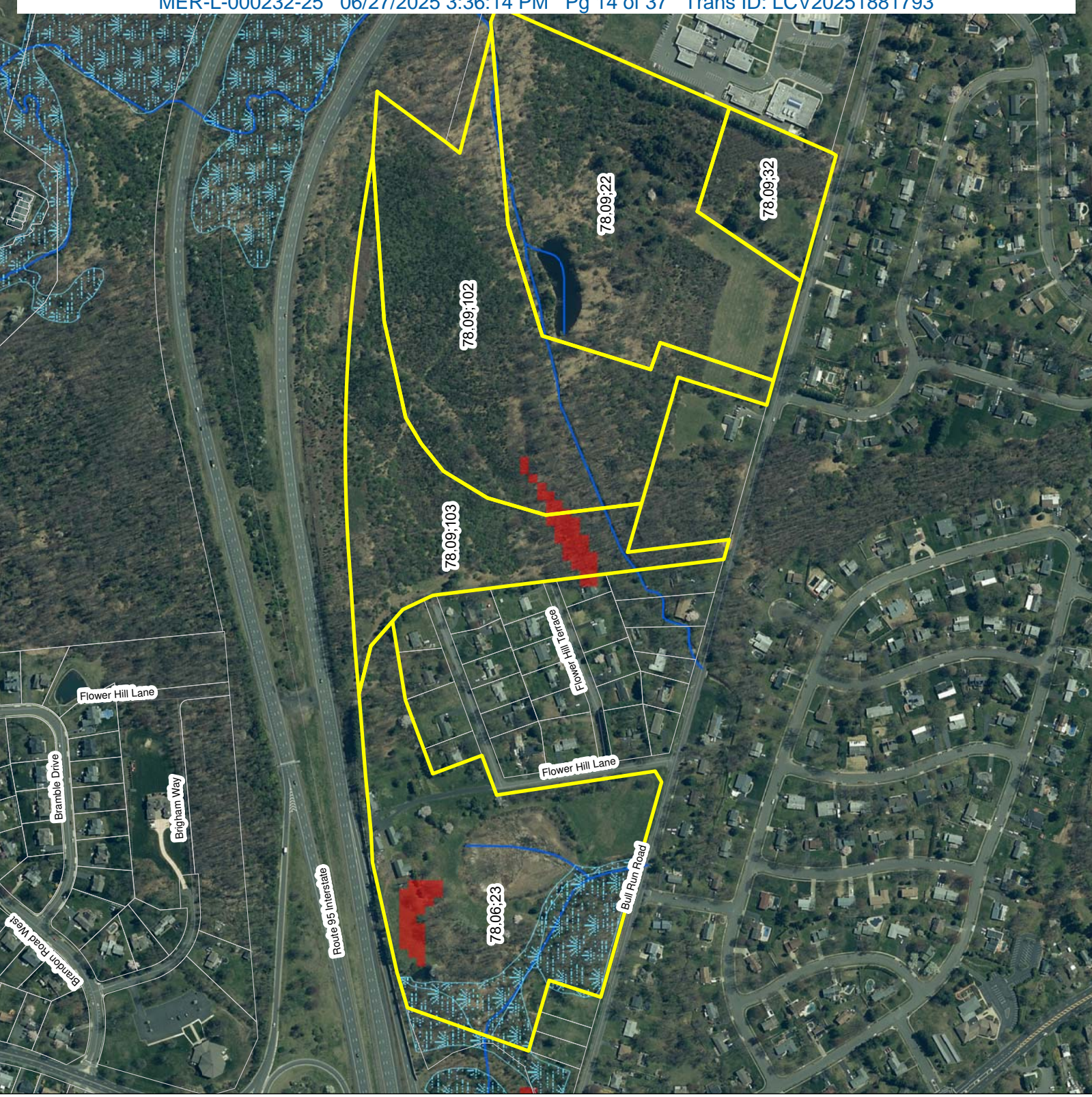


Figure 1:
Block 78.09,
Lots 22, 32, 102 & 103
Block 78.06,
Lot 23
Affordable Housing Site
Hopewell Township,
Mercer County
June 2025

Legend

- Affordable Housing Site
- 100 year flood zone
- 300' C1 Buffer
- Wetlands
- Streams
- Slopes Greater than 15%

0 250 500 1,000
Feet

Data Sources:
NJDEP 2020 Land Use/Land Cover
FEMA Flood Hazard
NJDEP 10-meter DEM's

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

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Planning and Design

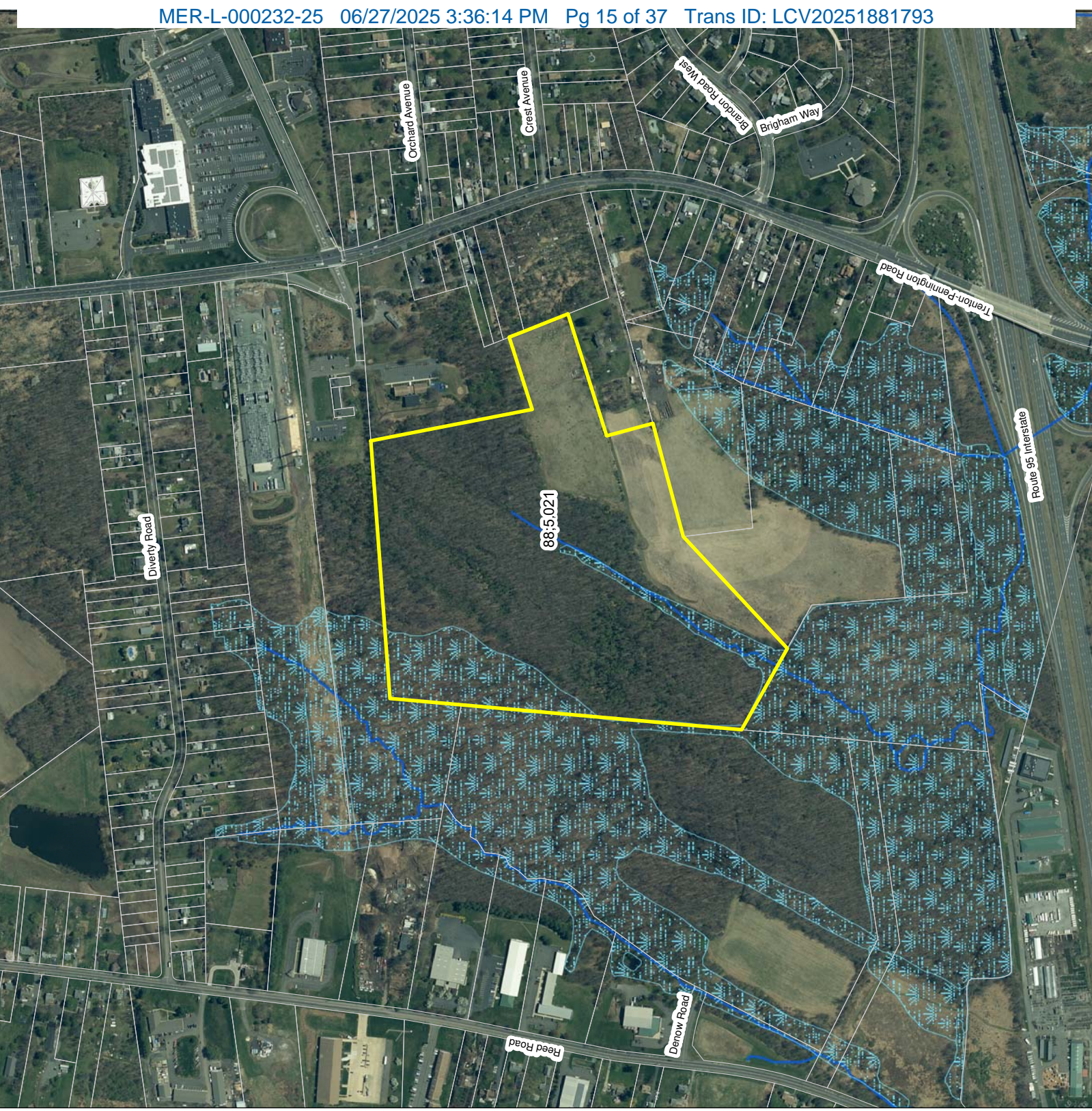


Figure 2:
Block 88, Lot 5.021
Affordable Housing Site
Hopewell Township,
Mercer County
June 2025

Legend

- Affordable Housing Site
- 100 year flood zone
- 300' C1 Buffer
- Wetlands
- Streams
- Slopes Greater than 15%

Data Sources:
NJDEP 2020 Land Use/Land Cover
FEMA Flood Hazard
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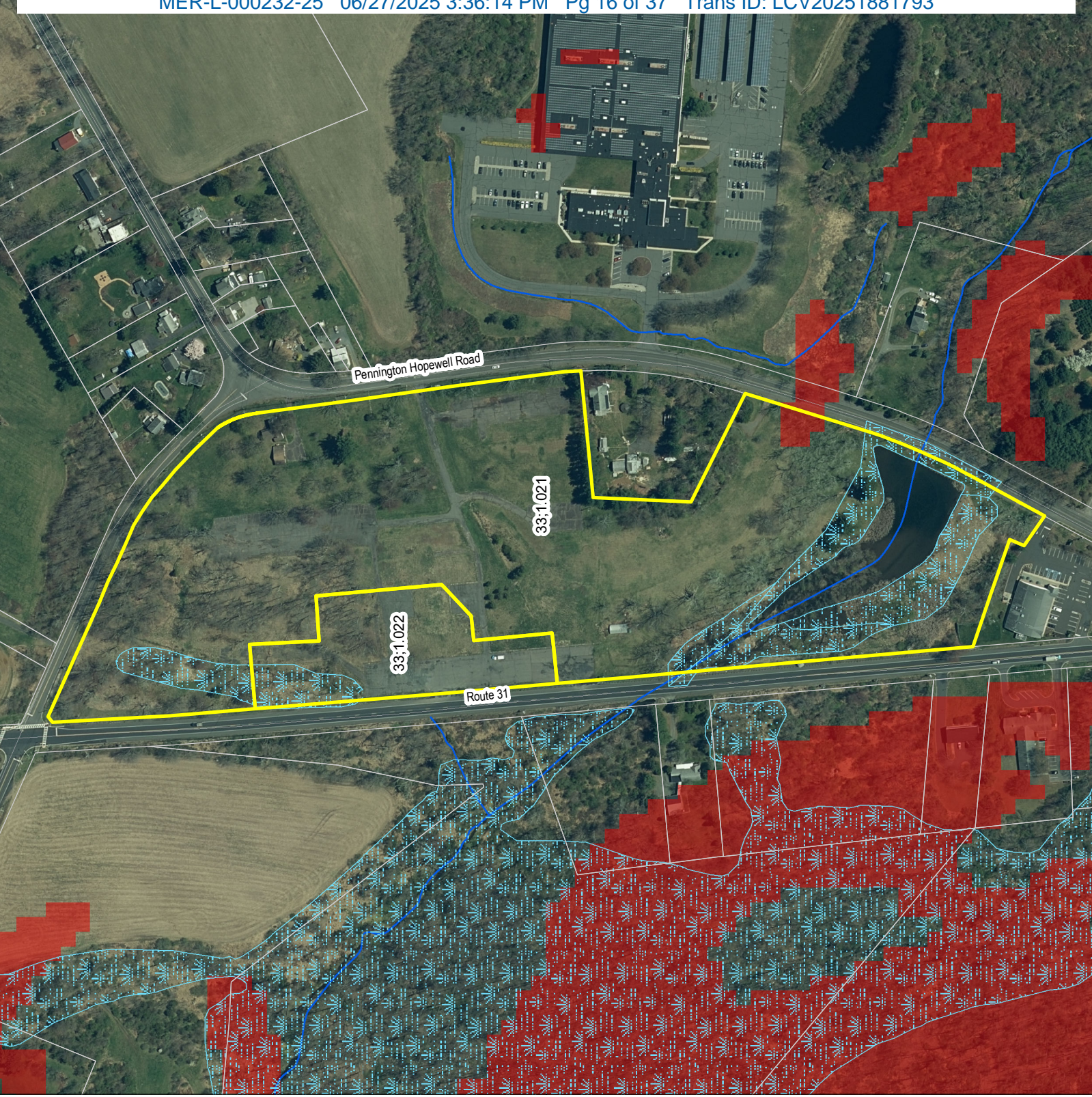
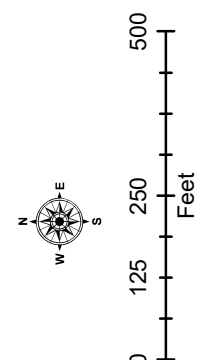


Figure 3:
Block 33, Lots 1.021 & 1.022
Affordable Housing Site
Hopewell Township,
Mercer County
June 2025

- Legend**
- Affordable Housing Site
 - 100 year flood zone
 - 300' C1 Buffer
 - Wetlands
 - Streams
 - Slopes Greater than 15%



Data Sources:
 NJDEP 2020 Land Use/Land Cover
 FEMA Flood Hazard
 NJDEP 10-meter DEM's

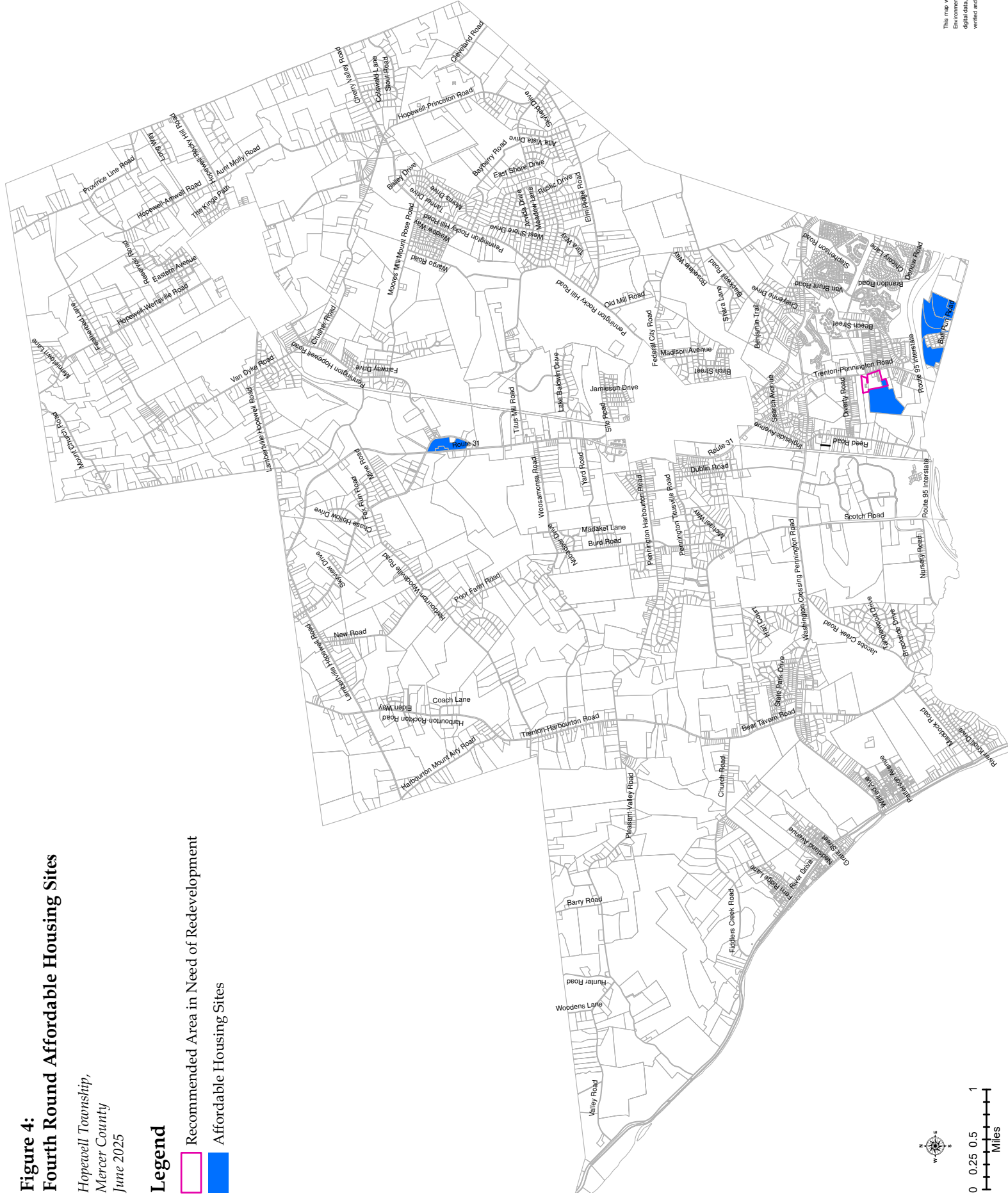
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Figure 4:
Fourth Round Affordable Housing Sites

*Hopewell Township,
Mercer County
June 2025*

Legend

- Recommended Area in Need of Redevelopment Affordable Housing Sites



Geographic distribution –Three compliance sites are situated south of I-295 along within the regional Sewer Service Area. The Weidel site is also in southern Hopewell, while Pennytown in in the northern portion of the Township.

Traffic Access – Each of the compliance sites has advantageous traffic access as seen on Table 14:

Table 14: Regional Highway Access to Round 4 Inclusionary Sites	
Compliance Site	Highway Access
American Properties Age restricted rentals	Fronts on Bull Run Road, which connects Route 31 and Federal City Road with full access to I-295 within < 1 mile
TCNJ American Properties Assisted Living	
100% Affordable TCNJ	
100% Affordable Weidel	Easement fronts on Route 31
100% affordable Pennytown	Fronts on Route 31 with side street access

Compatible Land Uses – The neighborhoods where the proposed inclusionary developments are planned will be suitable for residential living, and include the land uses seen on Table 15:

Table 15: Neighborhood Character surrounding Round 4 Inclusionary Sites	
Compliance Site	Neighborhood Character
American Properties Age restricted rentals	North of Bull Run – Flower Hill residential subdivision and Mercer County Technical School - Sypek Center Grace Community Church and Woodmont Forge (inclusionary); South of Bull Run – Shabakunk Hills residential subdivision
American Properties Assisted Living/100%	
100% Affordable TCNJ	
100% Affordable Weidel	Woodlands and offices to the north, Title agency, building contractor and residences to the east; Residence and dumpster rental to the south
100% Affordable Pennytown	Mostly undeveloped woodland and open fields with Kooltronic, Inc to the east and a small retail strip to the south

MULTIGENERATIONAL FAMILY HOUSING CONTINUITY

The amended Fair Housing Act requires:

“An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the **Multigenerational Family Housing Continuity Commission**, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);”

The Multigenerational Family Housing Continuity Commission was established in November 2021 to conduct research, obtain public input and adopt recommendations on how to promote multigenerational family housing continuity, where senior citizens can reside with their extended family. The duties of the Commission are to prepare and adopt recommendations on how governments, community groups, and private entities can advance the goal of enabling senior citizens to reside at the home of their extended families.

Hopewell's ordinances do not impede the Commission's goals for seniors to live with extended family members. The Commission's definition of a family states, "*Any number of persons, whether or not related by blood, marriage or adoption, living together as a single housekeeping unit and using certain rooms and housekeeping facilities in common.*"

Dwelling units in the Township are intended as living facilities for any type of family and the local ordinances in no way inhibit the ability for seniors to reside with extended family members. Definitions found in Section 17-181 include:

DWELLING UNIT - Shall mean a room or series of connected rooms containing living, cooking, sleeping and sanitary facilities for one family.

FAMILY - Shall mean one or more persons customarily living as a single housekeeping unit. The family shall be deemed to include full-time servants who have no other employment. More than five persons, exclusive of domestic servants, not related by blood, marriage, adoption, or approved foster care arrangements, but living on the same premises, shall not be considered to constitute a "family."

The limitation on more than 5 unrelated individuals in no way limits the ability of family members related by blood, marriage or adoption from residing together. Additionally, the diversity of housing in Hopewell Township, including single family and multiple family units in varied settings, offers a wide range of options to support multigenerational living.

STATE PLAN CONSISTENCY

Hopewell Township participated in the cross acceptance that developed the initial 2001 State Development and Redevelopment Plan (SDRP) and more recently in the update to the plan in progress now. Hopewell's affordable housing plan aligns with the goals and objectives of the SDRP and reaffirmation of these Policies is anticipated in the pending SDRP update.

HOUSING ELEMENT

Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2023 American Community Survey (ACS) 5-year estimates, which the Census now utilizes for demographic and housing data reporting.

According to the 2023 Census, the Township had 6,504 housing units, of which 6,067 (93%) were occupied. Table A1 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. While the Township largely consisted of one-family, detached dwellings (87% of the total, compared to 45.3% in the County), there were 849 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 12%, compared to 39.7% in Mercer County and 36.3% in the State. The Township's housing stock indicates a stable residential community with limited rental options.

Table A1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	5,655	437	5,218	4,863	355
1, attached	531	0	531	439	92
2	7	0	7	7	0
3 or 4	136	0	136	0	136
5+	175	0	175	57	118
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	6,504	437	6,067	5,366	701

Source: 2023 ACS 5-year estimates B25032 and B25024

Table A2 indicates the year housing units were built by tenure, while Table A3 compares the Township to Mercer County and the State. The age of Hopewell's housing stock depicted 69% of the housing built after 1960. Before the 1960s, the housing stock is primarily from pre-1940. Owner-occupied units follow the same pattern as the year structures were built, with most owner-occupied units being built after 1960, with the largest increase found during the 1990s. Renter-occupied units had the largest gains in the 1980s. Older housing stock suggests potential concerns for maintenance and modernization, particularly for renter-occupied units. The presence of older housing stock is one of the factors that correlates highly with filtering. Filtering is a downward adjustment of housing needs that recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table A2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2020 or later	0	0.0%	0	0	0	0
2010 - 2019	198	3.0%	36	162	129	33
2000 - 2009	539	8.3%	0	539	456	83
1990 - 1999	1,506	23.2%	28	1,478	1,419	59
1980 - 1989	761	11.7%	24	737	479	258
1970 - 1979	630	9.7%	37	593	512	81
1960 - 1969	891	13.7%	134	757	691	66
1950 - 1959	933	14.3%	51	882	851	31

1940 – 1949	188	2.9%	0	188	175	13
Pre-1940	858	13.2%	127	731	654	77
Total	6,504	100	437	6,067	5366	701

Source: 2023 ACS 5-year estimates DP-04 and B25036

Table A3 compares the year of construction for all dwelling units in the Township to Mercer County and the State. Hopewell had a larger percentage of units built in the 1990s than did the County or State and a smaller percentage of units built after 1999.

Table A3: Comparison of Year of Construction for Township, County, and State

Year Built	%		
	Hopewell Township	Mercer County	New Jersey
2020 or later	0.0%	1%	2%
2010 - 2019	3.0%	5%	6%
2000 – 2009	8.3%	10%	9%
1990 – 1999	23.2%	9%	8%
1980 – 1989	11.7%	13%	12%
1970 – 1979	9.7%	12%	12%
1960 – 1969	13.7%	13%	13%
1950 - 1959	14.3%	14%	13%
1940 – 1949	2.9%	4%	6%
Pre-1940	13.2%	18%	18%
Median Year	1976	1970	1970

Source: 2023 ACS 5-year estimates B25034 and B25035

The 2023 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables A4 and A5, respectively. Table A4 indicates that renter-occupied units and owner-occupied units in the Township retained roughly the same percentage of household size with just over 50% having fewer than two people.

Table A4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,179	860	319
2 persons	1,896	1,847	49
3 persons	1,109	995	114
4 persons	1,398	1,243	155

5 persons	290	226	64
6 persons	112	112	0
7+ persons	83	83	0
Total	6,067	5,366	701

Source: 2023 ACS 5-year estimates B25009

The data on Table A5 highlights a housing market primarily designed for families and larger households, with three- and four-bedroom units comprising 73.3% of the total housing stock. These larger homes are predominantly owner-occupied, while rental housing is concentrated in smaller units. Studios and one-bedroom units make up only 3.5% of the total stock, with most occupied by renters, indicating a limited supply of smaller housing options for single-person households or downsizers.

Two-bedroom homes (10.7%) are more evenly split between owners and renters, serving as both starter homes and small-family rentals. Larger units, particularly those with five or more bedrooms (12.4%), are overwhelmingly owner-occupied, further reinforcing the trend that rental options decrease as unit size increases.

Overall, the housing market favors homeownership, particularly for larger units, while rental options are more limited, especially for households needing more space. The shortage of smaller units may indicate a gap in housing diversity, potentially impacting on affordability and availability for renters and smaller households.

Table A5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	12	0.2%	12	0	12
1 bedroom	217	3.3%	217	36	181
2 bedrooms	697	10.7%	663	551	112
3 bedrooms	2,422	37.2%	2,170	1,947	223
4 bedrooms	2,348	36.1%	2,270	2,163	107
5+ bedrooms	808	12.4%	735	669	66

Source: 2023 ACS 5-year estimates DP-04 and B25042

Table A6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2023 to those of the County and State. The Township's average household size for both owner- and renter-occupied units was higher than State and County. Hopewell Township has larger household sizes (2.79 overall) compared to Mercer County (2.49) and New Jersey (2.58).

Table A6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
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Hopewell Township	2.79	2.84	2.45
Mercer County	2.49	2.70	2.18
New Jersey	2.58	2.72	2.32

Source: 2023 ACS 5-year estimates B25010

The distribution of number of bedrooms per unit is shown in Table A7. The Township had considerably fewer units with zero (0) to three (0) bedroom units and a higher percentage of four- or more bedroom units than the County or State. This distribution aligns with the Township's predominantly larger household size and larger owner-occupied nature but may present affordability challenges for small households or individuals seeking rental housing.

Table A7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Hopewell Township	3.5%	47.9%	48.5%
Mercer County	17%	57%	26%
New Jersey	18%	57%	26%

Source: 2023 ACS 5-year estimates DP-04

In addition to data concerning occupancy characteristics, the 2023 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table A2), are the following:

Persons per Room	1.01 or more persons per room is an index of overcrowding.
Plumbing Facilities	Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
Kitchen Facilities	Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table A8 compares the Township, County, and State for some of the above indicators of housing quality. The Township has few units that are overcrowded and no units that have inadequate plumbing or kitchen facilities compared to the County and State. These indicators suggest relatively high housing quality in the Township.

Table A8: Housing Quality for Township, County, and State

Condition	%		
	Hopewell Township	Mercer County	New Jersey
Overcrowding	.4%	3.5%	4%
Lacking Complete plumbing Facilities	0%	.2%	.3%
Lacking Complete Kitchen Facilities	0%	.5%	.8%

Source: 2023 ACS 5-year estimates DP-04

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. Most homes fall within the \$500,000–\$999,999 range, with a median home value of \$567,500. High home values reflect a stable housing market but may present affordability barriers for lower-income residents. Future housing initiatives may consider affordable housing expansion.

Table A9: Value of Residential Units

Value	Number	%
Less than \$50,000	35	0.7%
\$50,000 to \$99,999	71	1.3%
\$100,000 to \$149,999	57	1.1%
\$150,000 to \$199,999	60	1.1%
\$200,000 to \$299,999	359	6.7%
\$300,000 to \$499,999	1,620	30.2%
\$500,000 to \$999,999	2,552	47.6%
\$1,000,000 or more	612	11.4%
Median (dollars)	\$567,500	

Source: 2023 ACS 5-year estimates DP-04

The majority of rental units exceed \$2,000 per month, with a median rent of \$2,206. Rental affordability is a concern, as high rents may exclude lower-income households. Increasing affordable rental units could address housing accessibility challenges.

Table A10: Gross Rents for Specified Renter-Occupied Housing Units

Contract Monthly Rent	Number	%
Less than \$500	20	3.1%
\$500 to \$999	16	2.5%
\$1,000 to \$1,499	128	19.6%
\$1,500 to \$1,999	57	8.7%
\$2,000 to \$2,499	256	39.2%
\$2,500 to \$2,999	11	1.7%
\$3,000 or more	165	25.3%
Median (contract rent)	\$2,206	

Source: 2023 ACS 5-year estimates DP-04

The data in Table A11 indicate that in 2023 there were 470 households earning less than \$35,000 annually. Many households earning under \$75,000 experience housing cost

burdens, spending more than 30% of their income on housing, with 30% considered the limit of affordability for housing costs.

Table A11: Household Expense in 2023 by as a Percentage of Household Income in 2023

Income	Number of Households	Less than 30%	More than 30%
< \$20,000	333	0	333
\$20,000 – 34,999	137	0	137
\$35,000 - \$49,999	243	57	186
\$50,000 - \$74,999	328	140	188
\$75,000 +	4,962	4,311	651

Source: 2023 ACS 5-year estimates S2503

The comparison of Table A12: Housing Units Authorized by Building Permits for New Construction and Table A13: Housing Units Demolished (2013-2024) provides key insights into the housing development trends over the past decade. Overall, the data reveals a net increase in housing stock, with significantly more units being permitted for construction than demolished.

From 2013 to 2021, housing construction remained low and stable, with annual permits ranging from 2 to 19 units. The majority of these were single-family homes, with little to no multifamily or mixed-use development occurring. This slow growth period was accompanied by minimal demolitions, with annual totals ranging from 1 to 11 units—predominantly single-family demolitions. This suggests a steady but modest housing market with limited new development beyond single-family homes.

A significant shift occurred in 2022 and 2023, when housing construction surged dramatically. In 2022, 28 new units were authorized, including 24 multifamily units, marking the first major increase in multifamily housing. The trend accelerated in 2023, with a substantial jump to 295 new units, of which 194 were multifamily and 101 were single-family. This surge suggests a growing demand for higher-density housing and a shift towards multifamily development. Meanwhile, demolitions remained low and consistent, with only 3 units lost in 2023.

In 2024, construction activity slowed, with 62 new units authorized, though still significantly higher than pre-2022 levels. Multifamily construction remained a substantial portion (26 units) of the total, indicating that higher-density development continues to be a focus. Meanwhile, only one unit was demolished, reinforcing a strong net gain in housing stock.

Table A12: Housing Units Authorized by Building Permits for New Construction 2013-2024

Year	Total	1&2 family	Multifamily	Mixed use
2013	6	6	0	0
2014	19	19	0	0
2015	14	14	0	0
2016	10	10	0	0
2017	3	3	0	0
2018	13	9	4	0
2019	2	2	0	0
2020	5	5	0	0
2021	10	10	0	0
2022	28	4	24	0
2023	295	101	194	0
2024	62	36	26	0

Source: New Jersey Department of Community Affairs, Development Trend Viewer

Table A13: Housing Units Demolished 2013-2024

Year	Total	1&2 family	Multifamily	Mixed use
2013	1	1	0	0
2014	1	1	0	0
2015	4	4	0	0
2016	4	4	0	0
2017	5	5	0	0
2018	11	8	2	1
2019	8	8	0	0
2020	3	3	0	0
2021	3	3	0	0
2022	9	9	0	0
2023	3	3	0	0
2024	1	1	0	0

Source: New Jersey Department of Community Affairs, Development Trend Viewer

The data in Table A14 on non-residential space Certificates of Occupancy (COs) from 2013 to 2024 highlights significant fluctuations in commercial and industrial development over time. Early years saw relatively modest levels of new non-residential space, with annual totals ranging from 17.2 to 63.8 thousand square feet between 2013 and 2021, reflecting steady but moderate commercial growth. The most active year during this period was 2013 (63.8k sq. ft.), followed by 2016 (55.2k sq. ft.) and 2020 (52.3k sq. ft.), suggesting occasional spikes in development.

However, a shift occurred in 2022, with 340.8k square feet of non-residential space authorized, a trend that continued in 2023 when 403.8k square feet were authorized.

While activity declined in 2024 (252.9k sq. ft.), it remained significantly higher than pre-2022 levels, indicating sustained momentum in commercial and industrial expansion.

This increase in in non-residential development has been driven by PWIC redevelopment at the former BMS, general commercial demand and business investments. The surge aligns with the recent rise in residential development, potentially signaling broader growth trends in the local economy. While 2024 saw a decrease from the 2023 peak, the continued high levels of non-residential space suggest that commercial and industrial expansion remains a priority, supporting job creation and economic diversification.

Table A14: Square Feet of Non-residential Space CO

Year	Total
2013	63.8
2014	17.2
2015	29.2
2016	55.2
2017	31.1
2018	37.7
2019	19.6
2020	52.3
2021	15.3
2022	340.8
2023	403.8
2024	252.9

New Jersey Department of Community Affairs, CO Yearly Summary
<https://www.nj.gov/dca/codes/reporter/co.shtml>

Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2023 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2023.

The 2020 Decennial Census indicates that the Township had 17,491 residents, or 1,386 more residents than in 2000, representing a population increase of approximately 9%. The Township's 9% increase from the 2000's compares to a 10% increase in Mercer County and in New Jersey.

The age distribution of the Township's residents is shown in Table A15. The Township, similar to most areas in the State and Country, has an aging population, with a higher percentage of residents over 55 compared to county and state averages. However, the Township includes approximately 30% in the 35 to 54 age range, indicating a slight shift in the township's age demographics.

Table A15: Population by Age

Age	% Persons
Under 5 years	4.4%
5 to 9 years	7.1%
10 to 14 years	6.5%
15 to 19 years	7.9%
20 to 24 years	5.7%
25 to 34 years	6.4%
35 to 44 years	14.8%
45 to 54 years	14.4%
55 to 59 years	8.3%
60 to 64 years	8.4%
65 to 74 years	9.0%
75 to 84 years	5.2%
85 years and over	1.9%
Median Age	43.4

Source: 2023 DP-05 ACS 5-year Estimates

Table A16 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 20-34 age category, where the Township had a smaller proportion than the County and State. The Township generally had more persons in the 25 to 64 age categories than the County and State.

Table A16: Comparison of Age Distribution for Township, County, and State (% of persons)

Age	Hopewell Township	Mercer County	New Jersey
Under 5 years	4.4%	5.5%	5.6%
5 to 9 years	7.1%	5.4%	5.8%
10 to 14 years	6.5%	7.1%	6.3%
15 to 19 years	7.9%	6.9%	6.3%
20 to 24 years	5.7%	6.9%	5.9%
25 to 34 years	6.4%	12.2%	12.7%
35 to 44 years	14.8%	13.0%	13.3%
45 to 54 years	14.4%	13.4%	12.8%
55 to 59 years	8.3%	6.0%	6.6%
60 to 64 years	8.4%	7.0%	6.8%
65 to 74 years	9.0%	9.7%	10.3%
75 to 84 years	5.2%	4.8%	5.5%
85 years and over	1.9%	2.0%	1.9%
Median	43.4	40.2	40.4

Source: 2023 DP-05 5-year estimates

Table A17 provides Census data on household size for the Township, while Table A18 compares household sizes in the Township to those in Mercer County and the State. The Township has more households with either four or more persons than the County or State and fewer 1-person households than either the County or State.

Table A17: Persons in Household

Household Size	
1 person	19.4%
2 persons	31.3%
3 persons	18.3%
4 or more persons	31.0%
Average Household Size	2.79

Source: 2023 ACS 5-year Estimates U.S. Census, S2501.

**Table A18: Comparison of Persons in Household for Township, County, and State
(% of households)**

Household Size	Township	County	State
1 person	19.4%	28.1%	26.2%
2 persons	31.3%	31.6%	31.7%
3 persons	18.3%	18.5%	17.0%
4+ persons	31.0%	21.8%	25.0%
Average household Size	2.79	2.49	2.58

Source: 2023 ACS5-year estimate S2501 and S1101

Table A19 presents a detailed breakdown of the Township's population by household type and relationship. Family households dominate, but non-family households account for a substantial portion (23%). Planning should include housing that accommodates both family and non-family households, ensuring a diverse and inclusive housing market as demand for senior housing options increases.

Table A19: Persons 65+ by Household Type and Relationship

	Persons
In households:	2,805
In family households:	2,157
Householder:	1,168
Male	899
Female	269
Spouse	746
Parent	134
Parent-in-law	46
Other relatives	0
Nonrelatives	63
In nonfamily households:	648
Householder:	576
Male:	121
Living alone	88
Not living alone	33
Female:	455
Living alone	421
Not living alone	34
Nonrelatives	72
In Group Quarters	10

Source: 2023 ACS B09020 5-year estimate.

Table A20 provides 2023 income data for the Township, County, and State. The Township's per capita and family incomes were higher than the County and State. Higher incomes suggest economic stability.

Table A20: 2023 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Hopewell Township	\$77,201	\$177,088	\$208,052
Mercer County	\$52,101	\$96,152	\$117,499
New Jersey	\$53,118	\$99,781	\$121,944

Source: 2023 U.S. Census ACS 5 Year Estimates B19301 and S1901,

Table A21 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2023. According to the data in Table A21, the Township had proportionately fewer people qualifying for poverty status than the County or State.

Table A21: Poverty Status for Persons and Families for Township, County, and State (% with 2023 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Hopewell Township	3.6%	.9%
Mercer County	11.1%	7.5%
New Jersey	9.8%	7%

Source: 2023 ACS 5-year estimates 1701 and S1702

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table A22 provides a comparison of the median year households moved into their current residences. This is a surrogate measure of the mobility/stability of a population. A higher percentage of homeowners and renters have resided in the same home longer compared to county and state averages.

Table A22: Comparison of Median Year Householder Moved Into Unit for Township, County, and State

Jurisdiction	Owner Occupied	Renter Occupied
Hopewell Township	2006	2018
Mercer County	2008	2019
New Jersey	2010	2019

Source: 2023 ACS 5-year estimates B25039

Table A23 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that more Township residents achieved a high school diploma or higher than the County and State.

Table A23: Educational Attainment for Township, County, and State Residents (Persons 25 years and over)

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Hopewell Township	95.6%	64.8%
Mercer County	89.9%	44.9%
New Jersey	90.7%	42.9%

Source: 2023 ACS 5-year estimates DP02

The 2023 Census also provides data on the means of transportation that people use to reach their place of work. Table A24 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone and a relatively low percentage of workers who carpool or use public transit. However, the Township has a higher percentage of those who walk to work in comparison to the County and State. This may be an indication of residents taking advantage of remote work opportunities since the pandemic.

Table A24: Means of Transportation to Work for Township, County and State Residents (Workers 16 years old and over)

	Hopewell Township	Mercer County	New Jersey
Car, truck, or van -- drove alone	62.5%	61.5%	63.7%
Car, truck, or van -- carpooled	4.0%	9.2%	7.7%
Public transportation (excluding taxicab)	3.0%	5.2%	8.5%
Walked	0.1%	3.5%	2.6%
Other means	0.3%	2.8%	2.4%
Worked from home	30.1%	17.8%	15.0%

Source: 2023 ACS 5-year estimates DP-03

The 2023 Census also provided information on resident employment by industry. Education and healthcare dominate the employment sectors, followed by professional services. A strong presence in education and healthcare indicates job stability.

Table A25: Employment by Industry

Industry	Persons	%
Civilian employed population 16 years and over	8,668	
Agriculture, forestry, fishing and hunting, and mining	129	1.5%
Construction	562	6.5%
Manufacturing	1,135	13.1%
Wholesale trade	128	1.5%
Retail trade	514	5.9%

Transportation and warehousing, and utilities	331	3.8%
Information	145	1.7%
Finance and insurance, and real estate and rental and leasing	924	10.7%
Professional, scientific, and management, and administrative and waste management services	1,594	18.4%
Educational services, and health care and social assistance	2,108	24.3%
Arts, entertainment, and recreation, and accommodation and food services	389	4.5%
Other services, except public administration	332	3.8%
Public administration	377	4.3%

Source: 2023 ACS 5-year estimates DP-03

The employment rate, according to the 2023 Census, shows that the Township had a higher percentage of people in the labor force than the County or State, as well as higher employment of those in the labor force than the State and County.

Table A26: Labor Force and Employment (%)

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Hopewell Township	64.2%	62%	2.2%
Mercer County	64.1%	60.2%	3.9%
New Jersey	66.2%	62.1%	4.1%

Source: 2023 ACS 5-year estimates DP-03

The forecast for population and employment growth between 2015 and 2050 indicates a steady upward trend, with population expected to increase by 25.21% and employment by 15.22% over the 35-year period. The projected population growth from 18,392 in 2015 to 23,028 in 2050 suggests a significant expansion in residents, potentially driven by increased housing development, economic opportunities, and regional attractiveness.

The employment sector is also forecasted to grow, albeit at a slower pace than population, rising from 12,909 jobs in 2015 to 14,874 by 2050. The 15.22% employment growth suggests economic expansion, but at a rate lower than the population increase, which may indicate a potential imbalance between job creation and workforce growth. This could lead to an increase in commuting patterns, as more residents may need to seek employment outside the area.

Table A27: Forecast for Employment and Population

	2015	2050	% Change 2015-2045
Population	18,392	23,028	25.21%
Employment	12,909	14,874	15.22%

Source: DVRPC Municipal and County-Level Population and Employment Forecasts, 2015-2050 <https://www.dvrpc.org/webmaps/popempforecasts/>

The discrepancy between population and employment growth rates raises important considerations for housing, infrastructure, and economic development planning. If employment opportunities do not keep pace with the rising population, the community may experience higher demand for transit, increased housing pressure, and shifts in economic dynamics. Ensuring that job growth aligns with residential expansion will be important for maintaining a balanced and sustainable local economy.

**Attachment A
Zoning/Redevelopment**

SITE	Project	Block/Lot	Rezoning
A	American Properties – Age restricted rentals	Block 78.09, Lots 22, 32, 102, 103	New inclusionary age restricted affordable housing zone permitting 160 market rate detached units and 42 affordable units
B	American Properties – Assisted Living	Block 78.06, Lot 23	New Zone permitting 150 assisted living suites including 15 affordable
C	100% Affordable Weidel Family	Bl. 88 Lot 5.021	New family rental housing zone permitting 70 100% affordable units
D	100% Affordable – Walters Group - Age restricted	Block 78.06, Lot 23	New family rental housing zone permitting 62 100% affordable units
E	100% Affordable Pennytown Family	Block 33, Lots 1.021 and 1.022	Amend redevelopment plan to permit 100% affordable - 25 family rental units

**Attachment B
Affordable Housing Ordinance**

<https://ecode360.com/36111813#36111813>

**Attachment C
Mandatory set aside ordinance**

<https://ecode360.com/36112266#36112266>

**Attachment D
Development Fee Ordinance**

<https://ecode360.com/36093659?highlight=develop&highlight=developer&highlight=developers&highlight=development&highlight=development+fee&highlight=development+fees&highlight=developments&highlight=fee&highlight=fees&searchId=30219196960221271#36093659>

**Attachment E
Affirmative Marketing Plan**

<https://ecode360.com/36111832#36111832>

Attachment F

Spending Plan

TOWNSHIP OF HOPEWELL
MERCER COUNTY, NEW JERSEY

RESOLUTION NO. 18-257

RESOLUTION APPROVING AMENDED THIRD
ROUND SPENDING PLAN

WHEREAS, the Township of Hopewell filed a declaratory judgment action with the Superior Court of Mercer County to have the Court review and approve its third round affordable housing initiatives pursuant to N.J.S.A. 52:27D-313 in the matter encaptioned In the Matter of the Application of the Township of Hopewell, Docket No. MER-L-1557-15 (Mount Laurel); and

WHEREAS, the Township entered into four (4) separate Mount Laurel Settlement Agreements with several property owners and developers who desire to produce affordable housing during the third round and with Fair Share Housing Center (FSHC) which was designated by the Supreme Court as an interested party and acknowledged representative of the Mount Laurel beneficiaries in all third round affordable housing proceedings throughout the state; and

WHEREAS, the four Settlement Agreements were approved by the Superior Court after the Court conducted a Fairness Hearing upon adequate notice to the public and required that the Township and the Planning Board adopt a third round Housing Element and Fair Share Plan to implement the terms of the settlements which was the subject of a Compliance Hearing before the Court on December 14, 2017; and

WHEREAS, the third round Housing Element and Fair Share Plan (which included the Spending Plan) was approved and endorsed by the Hopewell Township Planning Board at a hearing on November 16, 2017. Pursuant to the terms of the settlements and the rules adopted by the New Jersey Council on Affordable Housing, on November 13, 2017, the Township Committee of the Township of Hopewell adopted Resolution# 17- 369 formally endorsing the third round Housing Element and Fair Share Plan.

WHEREAS, an amended third round Housing Element and Fair Share (which included the Spending Plan) was approved and endorsed by the Hopewell Township Planning Board at a hearing on December 7, 2017. The Township Committee of the Township of Hopewell is required under the terms of the settlements and the rules adopted by the New

Jersey Council on Affordable Housing to adopt a Resolution formally endorsing the amended third round Housing Element and Fair Share Plan.

WHEREAS, the Hopewell Township Committee approved and endorsed the amended third round Housing Element and Fair Share (which included the Spending Plan) on December 11, 2017.

WHEREAS, via Resolution #18-29, on January 8, 2018, the Hopewell Township Committee approved an amended Third Round Spending Plan which further amends the Spending Plan to include funding for alternative living arrangement as set forth in N.J.A.C. 5:93-5.8.

WHEREAS, the Hopewell Township Committee now approves an amended Third Round Spending Plan which further amends the Spending Plan to include funding for debt service. Hopewell Township acquired the Zaitz property for affordable housing purposes which was funded through municipal bonding. Principal and interest payments on this debt are eligible expenses for the Affordable Housing Trust Fund.

WHEREAS, the purpose of this Resolution is to accomplish the foregoing.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Hopewell that it herewith approves an amended Third Round Spending Plan which further amends the Spending Plan to include funding for debt service to acquire the Zaitz tract for affordable housing and directs that a certified copy of this Resolution be filed with the Court and forwarded to all parties on the Court's Service List.

Dated Adopted: August 27, 2018

CERTIFICATION

I, Laurie Gompf, Municipal Clerk of the Township of Hopewell, hereby CERTIFY that the foregoing is a true copy of a Resolution adopted by the Township Committee of the Township of Hopewell at a duly advertised meeting held on August 27, 2018, at which a quorum was present.



Laurie E. Gompf, RMC
Municipal Clerk

HOPEWELL TOWNSHIP

MERCER COUNTY

Affordable Housing Trust Fund Spending Plan

Adopted 12-7-17 (Unadopted revisions 1-2-18, 6-19-18, 7-28-18, 8-17-18)

OVERVIEW

Hopewell Township has enacted a development fee ordinance that was approved by the Council on Affordable Housing (COAH) on December 20, 2004. This spending plan is prepared in accordance with N.J.A.C. 5:94-6.2(c) and 6.5 and includes the following:

1. Projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historic rate of development activity.
2. A description of the administrative mechanism that the municipality will use to collect and distribute revenues.
3. A description of the anticipated use of all development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, pursuant to N.J.A.C. 5:94-6.12, repayment of loans for rehabilitation or affordability assistance, and voluntary contributions.
4. A schedule for the creation and/or rehabilitation of housing units.
5. If the municipality is including a municipally sponsored or 100 percent affordable program, a new construction alternative living arrangement or an affordable housing partnership program, a pro-forma statement of the anticipated costs and revenues associated with the development.
6. The manner in which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan.

Hopewell Township has \$79,570 in its affordable housing trust fund at the end of 2017. All development fees collected and interest generated by the fees are deposited in a separate interest-bearing account in Wachovia Bank for the purposes of affordable housing.

This document is organized into five sections that address the standard information required by N.J.A.C. 5:97-8.10. A process describing the collection and distribution procedures for barrier free escrow funds pursuant to N.J.A.C. 5:97-8.5 is detailed separately within the Affordable Housing Ordinance.

Hopewell Township has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:92 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on

Table 1
Projection of Development Fee Revenue and Interest

SOURCE OF FUNDS	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
(a) Development fees:										
1. Approved Development										
2. Development Pending Approval										
3. Projected Development fees	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$1,575,000
(b) Payments in Lieu										
(c) Other Funds										
(d) Interest @1.5%	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$23,625
Total	\$177,625	\$177,625	\$177,625	\$177,625	\$177,625	\$177,625	\$177,625	\$177,625	\$177,625	\$1,598,625

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Hopewell Township:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Hopewell Township's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

Distribution of development fees shall be based upon the Township's approved Spending Plan. Each expenditure shall be authorized by a Resolution of the Governing Body prior to issuance of the funds by the Finance Office.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Rehabilitation and new construction programs and projects (N.J.A.C. 5:93-8.16)

Hopewell Township has not proposed rehabilitation or new construction programs as part of the Round 3 compliance plan, but will be open to rehabilitation activity if qualifying units and households are identified during the period of repose.

March 14, 1994 and adopted by the municipality on May 2, 1994. The ordinance establishes the Hopewell Township affordable housing trust fund for which this spending plan is prepared.

All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in Wachovia Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 "Use of money", and will include:

- purchase of land for low and moderate income housing to be used for low and moderate income housing
- assistance designed to render units more affordable, and
- administration of the implementation of the housing element.

Hopewell Township first petitioned COAH for substantive certification February 21, 2005 and received prior approval to maintain an affordable housing trust fund on March 14, 1994. As of November 14, 2017, Hopewell Township had collected \$9,484,005.16 in developer fees, which with interest and other income has generated a Housing Trust Fund total of \$12,288,254. The Township has expended \$12,208,254.24 to date on affordable housing activities, resulting in a balance of \$79,570.03.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, Hopewell Township considered the following:

- (a) Development fees projected on the basis of fees paid since 2007.
- (b) Payment in lieu (PIL).
- (c) Other funding sources.
- (d) Projected interest.

For 2017 (through November 2) the total of Housing Trust Fund fees collected was \$128,234. This equates to an annual total of around \$150,000. Viewed historically, development fee income has ranged from a high of \$1,395,996 in 2001 to a low of \$36,012 in 2011.

Since 2007, development fees totaling \$1,749,921 were collected, but the Township only retained \$1,142,883 after repayment of the fee collected from Capital Health System. As a result, the average annual development fee revenue totaled roughly \$175,000 since 2007. Assuming a similar rate of payment between now and 2025 will produce an additional \$1,575,000 plus interest of roughly \$23,625, as seen on Table 1.

Hopewell Township's compliance plan provides for inclusionary residential development to meet the Township's affordable housing obligation. As a result, major developments that will occur according to the rezonings will not be required to pay development fees.

Hopewell Township projects a total of \$ 1,598,625 in revenue to be collected between January 1, 2017 and December 31, 2025. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

(b) Affordability Assistance (N.J.A.C. 5:93-8.16)

Table 2 Affordability Assistance		
Housing Trust Fund Balance as of November 14, 2017		\$ 79,570.03
Development fees projected for 2017-2025	+	\$1,575,000
Interest projected for 2017-2025	+	\$ 23,625
Total	=	\$1,678,195.03
PROJECTED MINIMUM Affordability Assistance Requirement through 12/31/2025	x 0.30 =	\$ 503,458
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement through 12/31/2025	÷ 3 =	\$ 167,819

As seen on Table 2, Hopewell Township will dedicate at least 30% of the total of future development fees and interest from the affordable housing trust fund to render units more affordable, a total currently estimated at \$503,458. Additionally, one-third of this total, currently estimated at \$167,819, will be used to render units more affordable to households earning 30 percent or less of median income by housing region.

Hopewell Township will provide Association Fee assistance and mortgage buy-ins to avoid foreclosure as well as assistance to renters (e.g.- security deposit assistance).

(c) Administrative Expenses (N.J.A.C. 5:93-8.16)

Administrative expenditures are subject to a 20 percent cap. Hopewell Township projects that, within the cap, \$319,725 will be available from the affordable housing trust fund to be used for administrative purposes.

(d) Acquisition of Land for Affordable Housing

Hopewell Township acquired the Zaitz property for affordable housing purposes at a cost of \$5,833,749, funded through municipal bonding. Principal and interest payments on this debt are eligible expenses for the Affordable Housing Trust Fund. After accounting for required affordability assistance and permitted administrative costs, the remaining funding, currently anticipated at \$855,012, will be applied to principal and interest repayments on the Zaitz tract.

4. EXPENDITURE SCHEDULE

Hopewell Township intends to use at least 30% of affordable housing trust fund revenues for affordability assistance to aid in the occupancy of for sale and rental units. In the event that units in need of rehabilitation and occupied by low and or moderate income households are found to be deficient, trust fund monies may be expended for this purpose.

5. EXCESS OR SHORTFALL OF FUNDS

There are no programmed expenditures for creation of affordable housing since the full compliance plan is being implemented through inclusionary development. Excess funds above the amount necessary to satisfy the municipal affordable housing obligation will be used for administration, affordability assistance and buy down programs.

6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with Hopewell Township's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

7. Program Evaluation The spending activities outlined in this spending plan will be re-evaluated on July 1, 2020, to determine whether the proposals remain realistic.

SUMMARY

Hopewell Township intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated November 2008.

Hopewell Township had a balance of \$79,570.03 as of November 14, 2017 and anticipates an additional \$1,598,625 in revenues before the expiration of repose for a total of \$1,678,195.03. The municipality will dedicate at least \$503,458 to render units more affordable, and no more than \$319,725 to administrative costs. Since there are no housing programs in the Township's compliance plan that will require the use of funding from the housing trust fund, there will be no need to cover any shortfall of funds. The municipality will dedicate excess funds toward affordability assistance, rehabilitation or other activities to preserve the affordability of existing affordable units.

SPENDING PLAN SUMMARY	
Balance as of November 14, 2017	\$ 79,570
PROJECTED REVENUE July 18, 2008-2018	
Development fees	+ \$1,575,000
Payments in lieu of construction	+ \$
Other funds	+ \$
Interest	+ \$ 23,625
TOTAL REVENUE	= \$1,678,195
EXPENDITURES	
Funds used for Rehabilitation	-
Affordability Assistance	- \$503,458
Administration	- \$319,725
Zaitz Tract Bond - Interest and Principal	= \$855,012
TOTAL EXPENSES	\$1,678,195

Attachment G
Resolution of intent to fund shortfall in
municipally sponsored affordable housing.
(to follow)

Attachment H
Administrative Agent(s)

<https://ecode360.com/36112453#36112453>

Attachment I
Municipal Affordable Housing Liaison
<https://ecode360.com/36112443#36112443>

Attachment I
Planning Board resolution adopting the HEFSP
(to follow)

Attachment I
Governing body resolution endorsing the HEFSP.
(to follow)