

Analysis of Housing Characteristics

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 2013 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a narrow scope confining to basic demographic and housing information, b) no coverage on economic information, and c) out of date (five years old).

The 2013 ACS data, which represents estimates from a 2009 to 2013 pooled sample, and the 2000 SF3 data (April 2000 sample) provide a wider coverage. However, one should NOT relate the 2009-2013 ACS figures to as of 2013 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 6,872 housing units in the Township, of which 6,526 (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 (82.3%) and 13.4% of housing units are single-family attached dwellings. The Township has a very low percentage of renter-occupied units (5.3%) compared to the County (34.2%) and State (33%).

TABLE 1: Units in Structure by Tenure for Occupied Units, 2009-2013

Units in Structure	Occupied Units		
	Total (%)	Owner (%)	Renter (%)
1, detached	82.3%	84.6%	41.7%
1, attached	13.4%	13.4%	13.2%
2	1.1%	0.7%	7.5%
3 or 4	1.1%	1.0%	3.7%
5 to 9	1.0%	0.3%	14.7%
10 to 19	0.0%	0.0%	0.0%
20 to 49	0.0%	0.0%	0.0%
50 or more	1.0%	0.0%	19.3%

Source: 2009-2013 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 15% of owner-occupied units were constructed prior to 1940, as compared to 35% of renter-occupied units.

TABLE 2: Year Structure Built by Tenure for Occupied Units, 2009-2013

Year Built	Total Units	% of Total	Occupied Units	
			Owner	Renter
2010 or later	0	0.0%	0	0
2000 - 2009	783	12.0%	716	67
1990 - 1999	1796	27.5%	1740	56
1980 - 1989	671	10.3%	671	0
1970 - 1979	527	8.1%	527	0
1960 - 1969	805	12.3%	776	29
1950 - 1959	686	10.5%	643	43
1940 - 1949	220	3.4%	189	31
Pre-1940	1038	15.9%	916	122
Total	6526		6178	348

Source: 2009-2013 American Community Survey 5-Year Estimates, B25036.

Hopewell Township has a comparatively young housing stock, with nearly 800 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 27.5%) compared to the County (9.6%) and the State (9.2%). It also had a somewhat higher percentage of units constructed between 2000 and 2009 (12.0% as compared to 9.7% for Mercer County and 9.3% 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, 2009-2013

Year Built	%		
	Hopewell Township	Mercer County	New Jersey
2010 or later	0.0	0.3	0.4
2000 – 2009	12.0	9.7	9.3
1990 – 1999	27.5	9.6	9.2
1980 – 1989	10.3	12.0	11.8
1970 – 1979	8.1	11.8	13.0
1960 – 1969	12.3	13.8	14.0
1950 – 1959	10.5	15.9	16.0
1940 – 1949	3.4	7.9	8.5
Pre-1940	15.9	19.0	17.7

Source: 2009-2013 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 (2/3 have two persons or fewer) as compared to owner-occupied units (1/2 have two persons or fewer).

TABLE 4: Household Size in Occupied Housing Units by Tenure, 2010

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,118	923	195
2 persons	2,100	1,953	147
3 persons	1,194	1,124	70
4 persons	1,214	1,157	57
5 persons	483	459	24
6 persons	128	126	2
7+ persons	45	38	7
Total	6,282	5,780	502

Source: 2010 U.S. Census, Summary File 2, HCT6/HCT7.

Most of Hopewell Township's housing has 3 bedrooms or more (85%), with owner-occupied units generally larger than rentals. Table 5 demonstrates that most of renter-occupied units had 1-2 bedrooms (213 units) compared with 135 rentals with 3 or more bedrooms.

TABLE 5: Number of Bedrooms per Unit by Tenure for Occupied Units, 2009-2013

Number of Bedrooms	Total Occupied Units	(% of Total Units)	Occupied Units	
			Owner	Renter
No bedroom	0	0.0%	0	0
1 bedroom	156	2.4%	74	82
2 bedrooms	814	12.5%	683	131
3 bedrooms	2,520	38.6%	2,412	108
4 bedrooms	2,351	36.0%	2,336	15
5+ bedrooms	685	10.5%	673	12

Source: 2009-2013 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, HCT2 for Township, County, and State.

As seen in Table 7, the Township had a significantly higher percentage of four or more bedroom units (46.5%) than either the County (27.1%) or the State (25.2%). The Township also had a lower percentage of units with one or fewer bedrooms (2.4%) than the County (15.5%) and the State (16.6).

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%	2.4%	51.1%	46.5%
Mercer County	1.6%	13.9%	57.4%	27.1%
New Jersey	2.7%	13.9%	58.2%	25.2%

Source: 2009-2013 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 no units with incomplete plumbing or kitchen facilities.

TABLE 8: Housing Quality Indicators for Township, County, and State, 2009-2013

Condition	%		
	Hopewell Township	Mercer County	New Jersey
Complete plumbing facilities	100.0%	99.6%	99.6%
Complete kitchen facilities	100.0%	99.2%	99.2%

Source: 2009-2013 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 (87%) are valued between \$300,000 and \$999,999, with over 40% of units priced about \$500,000. The median residential housing value in the 2009-2013 ACS was \$446,900.

TABLE 9: Value of Owner Occupied Residential Units, 2009-2013

Value	Number of Units	%
\$0 – 50,000	35	0.6%
\$50,000 – 99,999	13	0.2%
\$100,000 – 149,999	30	0.5%
\$150,000 – 199,999	32	0.5%
\$200,000 – 299,999	676	10.9%
\$300,000 – 499,999	2,769	44.8%
\$500,000 – 999,999	2,198	35.6%
\$1,000,000 +	425	6.9%

Note: Median Value \$446,900

Source: 2009-2013 American Community Survey 5-Year Estimates, DP04.

In 2000, 51% of units rented for more than \$5,000 and 38% rented for over \$1,000/month. Table 10 indicates that in 2009-2013, nearly 74% of leased housing units rented for \$1,000 or more, and 62.1% of the units rented for \$1500 or more. No units rented for under \$750. The median gross rent has risen by almost 96.5% from 2000 to 2009-2013.

TABLE 10: Gross Rents for Renter-Occupied Housing Units, 2009-2013

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	83	26.2%
\$1,000 – 1,499	37	11.7%
\$1,500 or more	197	62.1%
No rent paid	31	-

Note: Median gross rent for Hopewell Township is \$1637/month, as compared to \$833/month in 2000.

Source: 2009-2013 American Community Survey 5-Year Estimates, DP04.

As seen on Table 11, 36% 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, 44% of households earned more than \$100,000 per year, and all of these households were paying less than 24.9% of their income for rent, with 90% 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, 2009-2013

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	15	0	0	0	0	0	15
\$10,000 - 19,999	0	0	0	0	0	0	0
\$20,000 - 34,999	82	0	0	0	0	67	15
\$35,000 - 49,999	44	0	0	0	0	28	16
\$50,000 - 74,999	29	0	14	0	15	0	0
\$75,000 - 99,999	24	24	0	0	0	0	0
\$100,000 or more	154	139	15	0	0	0	0

Source: 2009-2013 American Community Survey 5-Year Estimates, B25074.



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 17304 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
Total	17,304	8,509	8,795

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

Hopewell Township is aging, and millennials are in short supply in the Township. As seen on 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%
Median	44.4	37.8	39.0

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
Total Households	6,282

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%
Persons per household	2.75	2.61	2.68

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

	Total
In family Households:	15,630
Householder	4,928
Spouse	4,339
Child	5,711
Other relatives	485
Nonrelatives	167
In Non-Family Households:	1,664
Male householder:	556
Living alone	425
Not living alone	131
Female householder:	798
Living alone	693
Not living alone	105
Nonrelatives living with householder	310
In group quarters:	10
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 2009-2013 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 over 50% (almost \$23,000) from \$43,947 to \$66862. Increases for the County and State were modest (roughly 1/3).

TABLE 17: 2009-2013 Income for Township, County, and State

Jurisdiction	Per Capita Income (\$)	Median Income (\$)	
		Households	Families
Hopewell Township	66,862	147,500	160,843
Mercer County	37,465	73,480	94,267
New Jersey	36,027	71,629	87,347

Source: 2009-2013 American Community Survey 5-Year Estimates for Township, County and State, DP03.

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 2009-2013 ACS for the Township, County and State.

TABLE 18: Comparison of Poverty Status for Persons and Families for Township, County, and State, 1999 to 2009-2013
(% with 1999 or 2009-2013 income below poverty)

Jurisdiction	Persons (%)		Families (%)	
	1999	2009-2013	1999	2009-2013
Hopewell Township	1.1%	1.7%	0.9%	1.0%
Mercer County	8.6%	11.2%	5.9%	7.7%
New Jersey	8.5%	10.4%	6.3%	7.9%

Source: 2009-2013 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 gleaned 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 2009-2013 as in 2000 exceeds that of the County but is less than that of the State.

TABLE 19: Resided in Current Dwelling prior to 2000 for Township, County, and State, 2009-2013

Jurisdiction	Percent living in dwelling prior to 2000
Hopewell Township	52.2%
Mercer County	38.9%
New Jersey	59.8%

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 93% of residents had a high school degree or higher and 55.8% had a bachelor's degree or higher.

**TABLE 20: Educational Attainment for Township, County, and State Residents, 2009-2013
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Hopewell Township	94.7%	64.6%
Mercer County	87.3%	38.8%
New Jersey	88.1%	35.8%

Source: 2009-2013 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 11% using other means, 7.4% work from home and 1.6% walk to work.

**TABLE 21: Means of Transportation to Work for Township, County and State Residents, 2009-2013
(Workers 16 years old and over)**

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Hopewell Township	81.4%	5.0%	3.6%	11.0%
Mercer County	71.1%	10.1%	7.6%	11.2%
New Jersey	71.9%	8.4%	10.8%	8.9%

Source: 2009-2013 American Community Survey 5-Year Estimates for Township, County and State, DP03.

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, 2009-2013

Employed civilian population 16 years and over	9119	
OCCUPATION		
Management, business, science, and arts occupations	5,745	63.0%
Service occupations	857	9.4%
Sales and office occupations	1,635	17.9%
Natural resources, construction, and maintenance occupations	554	6.1%
Production, transportation, and material moving occupations	328	3.6%
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	136	1.5%
Construction	475	5.2%
Manufacturing	932	10.2%
Wholesale trade	219	2.4%
Retail trade	409	4.9%
Transportation and warehousing, and utilities	156	1.7%
Information	212	2.3%
Finance and insurance, and real estate and rental and leasing	940	10.3%
Professional, scientific, and management, and administrative and	1,399	15.3%
Educational services, and health care and social assistance	2,762	30.3%
Arts, entertainment, and recreation, and accommodation and	560	6.1%
Other services, except public administration	450	4.9%
Public administration	469	5.1%

Source: 2009-2013 American Community Survey 5-Year Estimates, DP03.

Table 23 indentifies 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 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, 2014

	Average Annual Units	Average Annual Employment	Average Annual Wages
Agriculture	5	43	\$19,967
Construction	18	57	\$45,333
Manufacturing			
Wholesale trade			
Retail trade	5	33	\$21,550
Transportation and warehousing			
Information			
Finance and insurance			
Real estate			
Professional and technical			
Management			
Administrative and waste remediation	27	210	\$30,545
Education			
Health care and social assistance	9	88	\$26,534
Arts and entertainment	6	73	\$26,463
Accommodations and food service			
Other services	17	29	\$20,478
Unclassified			
PRIVATE SECTOR TOTAL			
FEDERAL GOVERNMENT TOTAL	2	1	\$60,236
LOCAL GOVERNMENT TOTAL	2	150	\$62,036
STATE GOVERNMENT TOTAL	1	9	\$72,395

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, 2014 Fourth Quarter.

DP = Data do not meet publication standards