

2020



Amended Housing Element & Fair Share Plan

Township of West Amwell

Hunterdon County, New Jersey

Adopted by the West Amwell Planning Board on **August 18, 2020**

Endorsed by the West Amwell Township Committee on **September 2, 2020**

Prepared by:



A handwritten signature in black ink, appearing to read "Daniel N. Bloch".

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I. INTRODUCTION

According to the Fair Housing Act of 1985, a Housing Plan 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.

This is West Amwell's Housing Element and Fair Share Plan ("HEFSP") for the period between 1999 and 2025. On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing ("COAH") has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act.

This HEFSP has been prepared in accordance with the approved Settlement Agreement between the Township of West Amwell and the Fair Share Housing Center ("FSHC")¹, utilizing the Prior Round Rules (N.J.A.C. 5:93), as well as the guidance provided in the March 10, 2015 Supreme Court Order. As indicated by the Court Order, each municipality in the State has a three-part obligation:

1. Present need (rehabilitation obligation);
2. Any remaining prior round obligation that has not been addressed; and
3. Prospective need (third round obligation).

AFFORDABLE HOUSING HISTORY

The Township of West Amwell has been active in the affordable housing process. A summary of West Amwell's Affordable Housing timeline is included below:

- As the result of a Builder's Remedy lawsuit filed by Calton Homes, Inc. in 1994, the Township of West Amwell received a Judgement of Repose on April 21, 1999. In the Judgment of Repose, the Court transferred all future compliance with the Mt. Laurel constitutional obligation and the Fair Housing Act to the Council on Affordable Housing (COAH). On March 16, 2005 West Amwell petitioned the Superior Court, Hunterdon County to extend West Amwell's substantive certification to December 20, 2005. By order, dated April 19, 2005 the Court extended West Amwell's substantive certification until December 20, 2005 and transferred jurisdiction to COAH for the third round certification.
- In October of 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements in New Jersey. The Third Round methodology, adopted in September 2008, required that a municipality's fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH gave new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008) that made significant changes to COAH's rules.

¹ The Fair Share Housing Center is a Supreme Court-designated interested party in the Declaratory Judgement Action, in accordance with the March 10, 2015 Supreme Court Decision.

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- On December 30, 2008, West Amwell petitioned COAH for third round substantive certification pursuant to N.J.A.C. 5:96 and 5:97. COAH deemed the petition complete on February 18, 2009 and granted substantive certification on May 14, 2009.
- In 2009, appeals were filed regarding the new Third Round rules' methodology. The case worked its way through the Appellate Division and finally went before the NJ Supreme Court ("Supreme Court"). Oral argument occurred in November 2012 and an order was finally issued by the Supreme Court on September 26, 2013. The Supreme Court ruled that the key set of rules establishing the growth share methodology as the mechanism for calculating "fair shares" was inconsistent with the Fair Housing Act (FHA) and the Mount Laurel doctrine. The Supreme Court instructed COAH "to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds," within five months. In March 2014, the N.J. Supreme Court extended the deadline for adoption of rules to November 2014.
- After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015, which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. It also provided a municipality that had sought to use the FHA's mechanisms the opportunity to demonstrate constitutional compliance to a court's satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder's remedy.
- Pursuant to the March 10, 2015 Supreme Court Order, West Amwell filed a motion with the court on July 21, 2015 seeking a Declaratory Judgment that the municipality has fulfilled its constitutional obligation to provide affordable housing, as dictated by the NJ Courts.
- On December 5, 2018, West Amwell entered into a Settlement Agreement with the FSHC to memorialize the terms of settlement of the Township's affordable housing obligation.
- At a Fairness Hearing on January 31, 2019, the Superior Court found the Settlement Agreement to be fair and deemed it to be preliminarily in compliance with the Township's affordable housing fair share obligation. On July 16, 2019 the Court issued a Case Management Order identifying a list of actions that the Township must undertake prior to the Court approving a Final Judgment of Compliance and Repose ("JOR").
- The West Amwell Planning Board adopted a Housing Element & Fair Share Plan on August 20, 2019 to address the affordable housing obligations as set forth in the Settlement Agreement.
- The Superior Court held a Final Compliance Hearing on June 29, 2020. A Conditional Order of Judgment of Compliance and Repose ("JOR") was issued by Judge Miller on July 8, 2020, which found that the Township to be in compliance with its constitutional obligation to create a realistic opportunity for affordable housing. The Conditional JOR requires that the Township meet the conditions set forth in the Special Master's June 24, 2020 Compliance Report within 90 days (by October 6, 2020). Upon demonstration that the Township has met the conditions, the Township is granted repose and immunity from exclusionary zoning litigation through July 1, 2025.

Condition A of the Special Master's June 24, 2020 Compliance Report requires the adoption of an amended Housing Element & Fair Share Plan to address a shortfall in the Prior Round and Third Round credits due to the two group homes containing one less bedroom each than was previously certified by COAH in the prior round plan. This Housing

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Element & Fair Share Plan is amended to address the shortfall by allocating additional density to the ESC/Fulper Site. The Village Market Redevelopment Plan will be revised to provide additional affordable units to make up the shortfall.

MUNICIPAL SUMMARY

The Township of West Amwell contains approximately 22 square miles and is the southernmost municipality in Hunterdon County. West Amwell is bordered by East Amwell Township to the northeast, Hopewell Township in Mercer County to the south, Lambertville City to the west and Delaware Township to the northwest. US Route 202 traverses the northern part of the Township from east to west. New Jersey Route 31 travels in a north-south direction along the eastern border with East Amwell Township, while New Jersey Route 179 runs east to west just south of US Route 202.

West Amwell is a rural municipality with development limited to single-family detached dwellings, farmsteads, and commercial businesses, primarily along NJ Routes 31 and 179. The Township had an estimated population of 2,781 residents and an estimated 119 jobs.

According to online tax records, over 57 percent of the Township’s land area is classified as farm (regular) or farm (qualified). Residential properties, including multi-family housing developments, comprise 21.6 percent of West Amwell’s land. Other uses include commercial, industrial, religious uses, municipal land, schools, and railroad right-of-way. It should be noted that 162 parcels, comprising of 383.4 acres (2.8 percent), are classified as vacant. The Township is located within four Planning Areas of the 2001 State Development and Redevelopment Plan (“SDRP”), the PA4 Rural Planning Area (13 percent), the PA4B Rural/Environmentally Sensitive Planning Area (57%), the PA5 Environmentally Sensitive Planning Area (30 percent), and a State Park less than 25 acres. Additionally, the Township contains two Critical Environmental Sites, one along the northern border shared with Delaware Township and a second between Mt Airy – Harbourton Road and Rocktown – Lambertville Road. The Critical Environmental Sites comprise approximately 7.5 percent of the Township.

Environmental constraints are scattered throughout the Township. Approximately 1,384 acres of the Township have slopes greater than 15 percent, 1,145 acres of wetlands stretch through the middle of the Township, and 362 acres are within the 100-year special flood hazard area. The Township also has areas of species with habitat specific requirements, species of special concern, and state threatened and endangered species. Additionally, a habitat area of a federally-listed species is located along the Delaware River in the southwestern portion of the Township.

AFFORDABLE HOUSING OBLIGATION

Based on the Settlement Agreement executed on December 5, 2018, West Amwell and FSHC agreed that West Amwell does not have a rehabilitation obligation, a prior round obligation of 16 units, and a third round obligation of 117 units.

AFFORDABLE HOUSING OBLIGATIONS		
Rehabilitation Obligation	Prior Round Obligation	Third Round Obligation
0 Units	16 Units	117 Units

Township of West Amwell**GOALS & OBJECTIVES**

The overriding policy of the HEFSP is to ensure the provision of a variety of housing opportunities sufficient to address the needs of the community and the region, including the need for affordable housing, while at the same time respecting the rural character of the Township and the policies, goals, and objectives set forth by the Township’s Master Plan. The Housing Plan furthers the Municipal Land Use Law purposes of zoning and fulfills the New Jersey Fair Housing Act, which in keeping with New Jersey Supreme Court doctrine, as expressed in the “Mount Laurel” decisions, recognizes that every municipality in a growth area² has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of affordable housing.

In furtherance of West Amwell’s efforts to ensure sound planning, this HEFSP incorporates the following goals and objectives with respect to future housing:

- To the extent feasible, the Township’s zoning will guide anticipated new residential development into compact, center-based projects.
- To provide a realistic opportunity for the provision of the municipal share of the region’s present and prospective needs for housing for low- and moderate-income families, as determined by the Court.
- To the maximum extent feasible, to incorporate affordable housing units into any new residential construction that occurs within West Amwell, including any mixed-use, redevelopment, and/or adaptive reuse projects.
- To preserve and monitor the existing stock of affordable housing.
- To reduce long term housing costs through:
 - The implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common-sense practices, such as recycling and re-use.
 - The promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
 - Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill, and adaptive reuse.
- To use a smart growth approach to achieve housing needs:
 - Use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment, and multiple modes of transportation.

² The term “growth area” as expressed in the Mount Laurel II court ruling originally took its meaning from the 1980 State Development Guide Plan (“SDGP”). The SDGP Concept Map classified West Amwell into the Limited Growth Area and Agriculture Area. Under the 2001 State Development & Redevelopment Plan (“SDRP”), growth areas were focused into the PA1 Metropolitan Planning Area, PA2 Suburban Planning Area, and Centers. West Amwell does not contain any lands within PA1, PA2 or centers.

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- Support a diverse mix of housing that offers a wide range of choice in terms of value, type, and location. In addition, seek quality housing design that provides adequate light, air, and open space.
- Target housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit, and community facilities with sufficient capacity to support them.



HOUSING ELEMENT



II. CONTENT OF HOUSING ELEMENT

The Fair Housing Act requires that “the housing element 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”. As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- 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;
- 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;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs and employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its housing needs, including its fair share for low- and moderate-income housing; and
- 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.

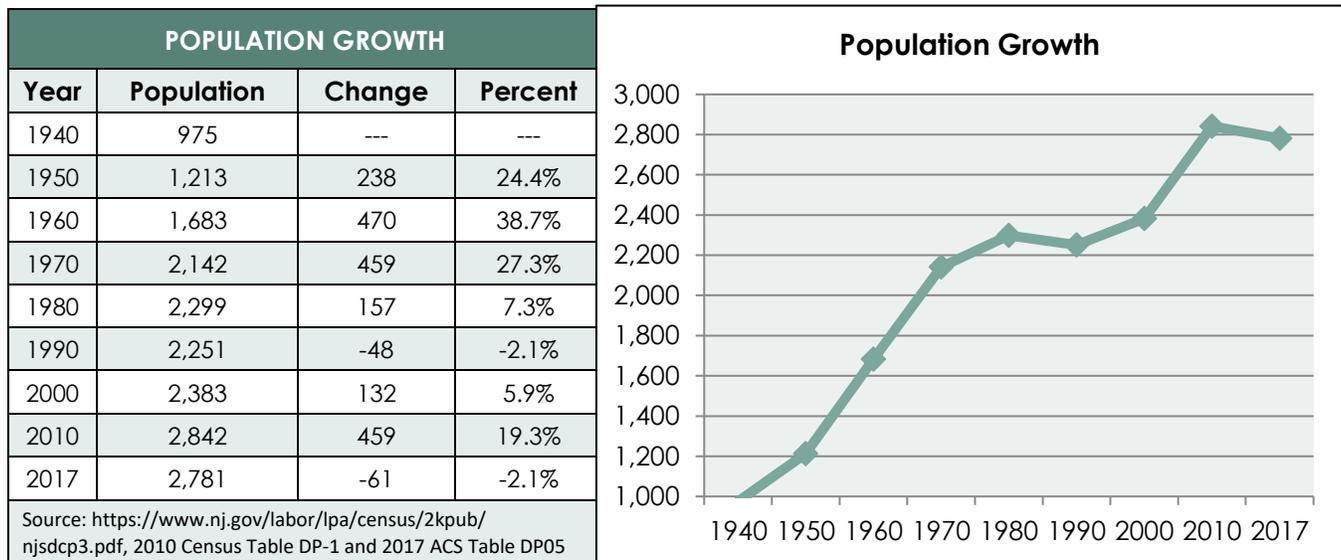
Additionally, the rules require the following items:

- A map of all sites designated by the municipality for the production of low- and moderate-income housing and a listing of each site that includes its owner, acreage, lot and block. The owner, acreage, lot, and block must be included in each site description.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites.
- Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including waste water management plans).
- A copy of the most recently adopted municipal master plan and where required, the immediately preceding, adopted master plan.

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III. POPULATION DEMOGRAPHICS

West Amwell is a single-family rural community with an estimated population of 2,781 according to the 2017 American Community Survey (“ACS”). The growth of the community has generally seen a steady rise. Between 1940 and 1980, the Township grew by over 235%, from 975 residents to 2,299 residents. During the 1960s alone, West Amwell increased by 470 people. A small decline of fewer than 50 people during the 1980s was followed by an increase of 591 residents between 1990 and 2010. However, since 2010, approximately 61 fewer people live in the Township in 2017.



The North Jersey Transportation Planning Authority (“NJTPA”) projects that the Township’s population will grow by 625 residents by 2045. This represents a 22 percent increase over 30 years, or an annualized increase of 0.67 percent. To achieve this, West Amwell would need to grow by approximately 22.4 residents each year. However, the 2017 ACS has estimated a population of 2,781, which is 13 people fewer than what NJTPA reported in 2015. Therefore, to meet the projection, West Amwell would need to gain approximately 22.8 residents, or an 0.82 percent annual population increase. As shown above, the Township’s population has historically increased after a decade of population decline. Based on this recent trend, West Amwell could anticipate some population growth by 2045, but it is unlikely to reach the projection by NJTPA.

PERMANENT POPULATION PROJECTION			
Year	Population	Change	Percent
2000	2,383	---	---
2010	2,842	459	19.3%
2015	2,794	-48	-1.7%
2045	3,419	625	22.0%

Source: NJTPA Population Forecast by County and Municipality 2015-2045; 2000 and 2010 Census Tables DP-1; 2015 ACS Table DP05

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AGE DISTRIBUTION OF POPULATION

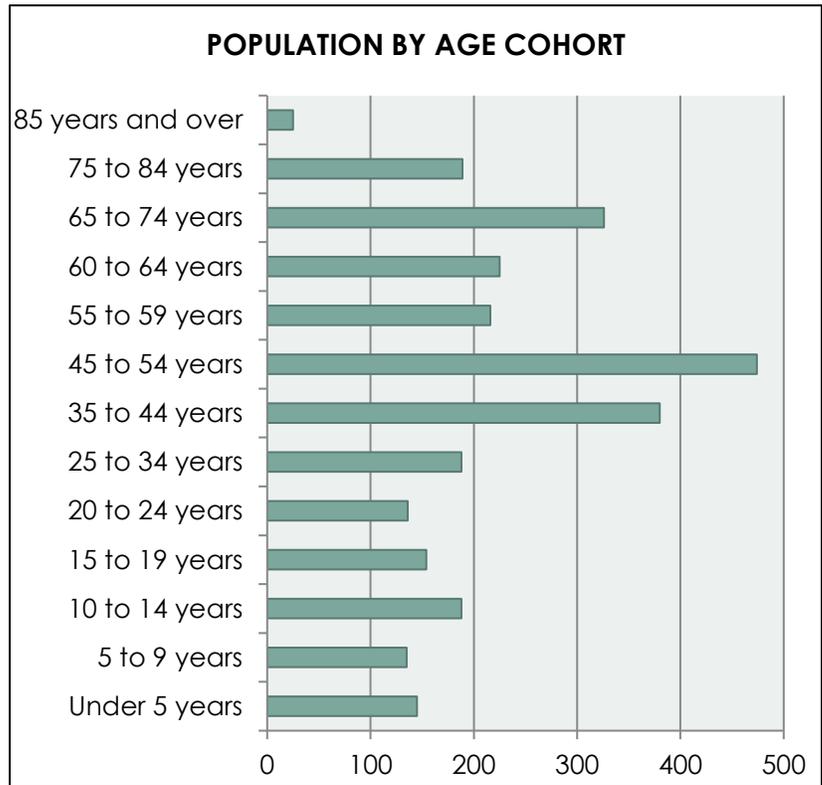
In 2017, an estimated 19.4 percent of the Township’s population was 65 years or older. Conversely, the percentage of school aged children, aged 19 or younger, comprised approximately 22.4 percent of the Town’s total population. The 2017 ACS indicates that the Town’s median age was 45.9 years old. This is a substantial increase from the 2010 median age of 40.8 years old, which was a two-year decrease from the 2000 median age of 42.9. For comparison, the estimated 2017 median age is 45.9 in Hunterdon County and 39.6 statewide.

HOUSEHOLD SIZE & TYPE

According to the 2017 ACS, West Amwell has a total of 1,034 households, including 799 family households (77.3 percent) and 235 non-family households (22.7 percent). Family households include married-couple families which comprise a large majority of the family households (88.6 percent) and single parents. Non-family households include persons living alone or a householder who is not related to any of the other persons sharing their home. Approximately 256 family households, or 32 percent, have one or more persons under the age of 18 residing in the household. See the table on the following page for additional details.

POPULATION BY AGE COHORT		
Age	Total	Percent
Under 5 years	145	5.2%
5 to 9 years	135	4.9%
10 to 14 years	188	6.8%
15 to 19 years	154	5.5%
20 to 24 years	136	4.9%
25 to 34 years	188	6.8%
35 to 44 years	380	13.7%
45 to 54 years	474	17.0%
55 to 59 years	216	7.8%
60 to 64 years	225	8.1%
65 to 74 years	326	11.7%
75 to 84 years	189	6.8%
85 years and over	25	0.9%
Total	2,781	100.0%

Source: 2017 ACS Table DP05



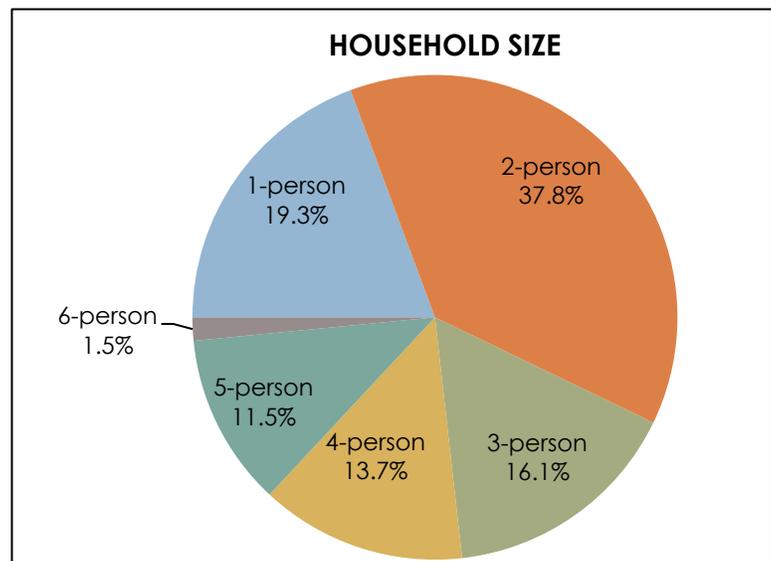
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HOUSEHOLD TYPE AND SIZE		
Type	Number	Percent
Family Households	799	77.3%
Married-couple Family	708	88.6%
with children under 18	256	32.0%
Male Householder, no wife	52	6.5%
Female Householder, no husband	39	4.9%
Non-family Households	235	22.7%
Male living alone	107	45.5%
Female living alone	93	39.6%
Total	1,034	100.0%
Source: 2017 ACS Tables DP02 and B09019		

As shown in the table below, the most common household size within West Amwell was estimated to a two-person household, which comprised 37.8 percent of households in 2017. The second most common was a one-person household, representing 19.3 percent of all households followed closely by three-person households representing 16.1 percent of households in the Township.

The 2017 estimated average household size in West Amwell was 2.69 persons, while the average family size was 3.06 persons. Comparing tenure, the average owner-occupied household size was also 2.69 persons while the average renter-occupied household size was slightly higher at 2.7 persons.

HOUSEHOLD SIZE		
Size	Total	Percent
1-person	200	19.3%
2-person	391	37.8%
3-person	166	16.1%
4-person	142	13.7%
5-person	119	11.5%
6-person	16	1.5%
7+ person	0	0.0%
Total	1,034	100.0%
Source: 2017 ACS Table B25009		



INCOME & POVERTY STATUS

The 2017 ACS indicates that West Amwell has a median household income of \$110,000 and median family income of \$137,917. Per capita income for the Township is estimated to be \$53,032. Compared to Hunterdon County, West Amwell’s median household and per capita incomes are slightly less than the County’s but West Amwell has a higher median family income than the County. The Township’s median household, family, and per capita incomes are greater than the State’s median incomes.

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Finally, in reviewing poverty status of both people and families, West Amwell’s poverty rate for individuals is 2.7 percent, which is lower than the rates of the County and the State. The poverty rate of the Township’s families is 2.5 percent, which is also less than the rates of the County and State.

INCOME CHARACTERISTICS			
Income Type	West Amwell Township	Hunterdon County	New Jersey
Median Household Income	\$110,000	\$110,969	\$76,475
Median Family Income	\$137,917	\$136,895	\$94,337
Per Capita Income	\$53,032	\$54,200	\$39,069
Poverty Status (Percent of People)	2.7%	4.5%	10.7%
Poverty Status (Percent of Families)	2.5%	2.7%	7.9%
Source: 2017 ACS Table DP03			

According to 2017 ACS data, a majority of West Amwell households earn over \$100,000 per year (56.2 percent). Approximately 22.4 percent of households earn more than \$200,000 per year. Conversely, 19.6 percent of households in West Amwell are earning less than \$50,000, compared to 20.6 percent of Hunterdon County’s households and 35.7 percent of New Jersey’s households.

HOUSEHOLD INCOME						
	West Amwell Township		Hunterdon County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	27	2.6%	1,404	3.0%	175,687	5.5%
\$10,000 to \$14,999	15	1.5%	723	1.5%	120,837	3.8%
\$15,000 to \$24,999	28	2.7%	2,099	4.5%	259,935	8.1%
\$25,000 to \$34,999	72	7.0%	2,258	4.8%	247,533	7.8%
\$35,000 to \$49,999	61	5.9%	3,173	6.8%	336,106	10.5%
\$50,000 to \$74,999	157	15.2%	6,078	13.0%	504,991	15.8%
\$75,000 to \$99,999	93	9.0%	5,197	11.1%	399,593	12.5%
\$100,000 to \$149,999	205	19.8%	9,013	19.2%	547,517	17.2%
\$150,000 to \$199,999	144	13.9%	6,881	14.7%	276,465	8.7%
\$200,000 or more	232	22.4%	9,996	21.3%	320,822	10.1%
Total	1,034	100.0%	46,822	100.0%	3,189,486	100.0%
Source: 2017 ACS Table DP03						

IV. HOUSING DEMOGRAPHICS

OCCUPANCY STATUS

The 2017 ACS reported that West Amwell has an estimated 1,083 households comprised of 1,034 occupied housing units and 49 vacant units. Of the 1,034 occupied units, nearly 10 percent, or 102 units are rented. The Township’s 4.5 percent vacancy rate is comprised of 16 housing units for sale and 22 units classified as “other”.

OCCUPANCY STATUS		
	Households	Percent
Occupied Total	1,034	95.5%
Owner Occupied	932	90.1%
Renter Occupied	102	9.9%
Vacant Total	49	4.5%
For rent	0	0.0%
Rented, not occupied	0	0.0%
For Sale	16	32.7%
Sold, not occupied	5	10.2%
Seasonal	6	12.2%
Other	22	44.9%
Total	1,083	100.0%

Source: 2017 ACS Tables DP04 & B25004

HOUSING TYPE

According to the 2017 ACS, the Township’s housing stock includes single-family detached, two-family housing dwellings (i.e. duplexes), and multifamily dwellings. It should be noted that, according to the data, the Township does not have any single-family attached (i.e. townhomes) or mobile homes. Single-family detached dwellings comprise a majority of the housing stock at 96.3 percent, while duplexes account for 1.8 percent of the Township’s housing stock and multi-family dwellings comprise 1.9 percent of the housing stock.

HOUSING TYPE BY UNITS IN STRUCTURE		
Unit Type	Number of Units	Percent
1, Detached	1,043	96.3%
1, Attached	0	0.0%
2	20	1.8%
3 or 4	15	1.4%
5 to 9	5	0.5%
10 to 19	0	0.0%
20 or more	0	0.0%
Mobile Home	0	0.0%
Other	0	0.0%
Total	1,083	100.0%

Source: 2017 ACS Table DP04

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VALUE & RENT OF HOUSING STOCK

Of West Amwell’s 1,034 estimated owner-occupied housing units, approximately 35.4 percent of homes are valued between \$300,000 and \$499,000. Similarly, 34.2 percent of homes are valued between \$500,000 and \$999,999. Approximately 51 existing housing units in West Amwell are valued at or below the maximum moderate-income sales price. It should be noted that 33 homes are valued over one million dollars.

The 2017 median estimated gross rent for a rental unit in the Township is \$1,563. Over 50 percent of West Amwell’s rental units have rents over \$1,500, while nearly a quarter of rental units cost between \$1,000 and \$1,500. One-fifth of the rental units in the Township cost \$1,000 or less per month.

HOME VALUE AND RENTS OF OWNER UNITS		
Home Value / Rent	Number of Units	Percent
Owner Occupied Units	932	100.0%
Less than \$199,999	67	7.2%
\$200,000 to \$299,999	183	19.6%
\$300,000 to \$499,999	330	35.4%
\$500,000 to \$999,999	319	34.2%
\$1,000,000 or more	33	3.5%
Rental Units	102	100.0%
Less than \$1,000	20	19.6%
\$1,000 to \$1,499	25	24.5%
\$1,500 or more	52	51.0%
No cash rent	5	4.9%
Total	1,034	
Median (in dollars)	\$1,563	
Source: 2017 ACS Table DP04		

CONDITION OF HOUSING STOCK

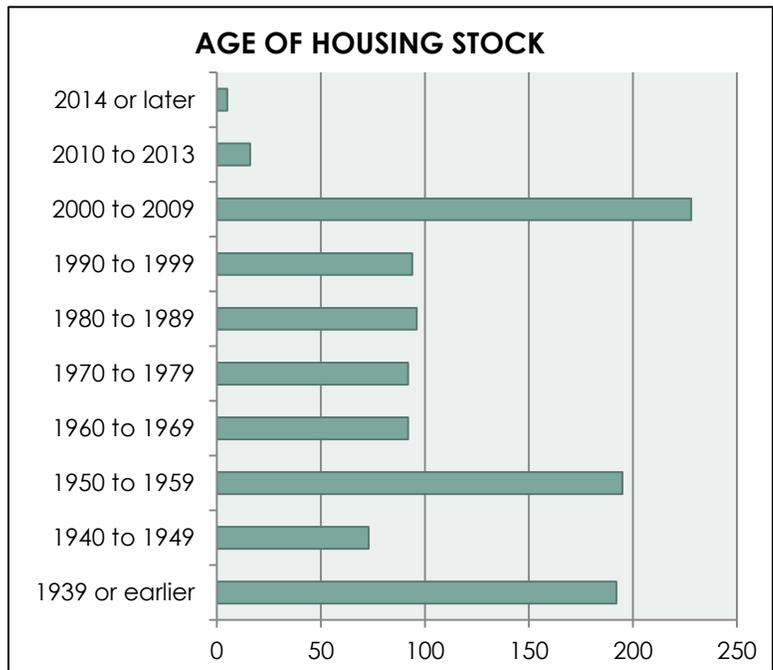
The US Census does not classify housing units as standard or substandard, but it does provide other indicators that can be used to calculate an estimate of the substandard housing units that are occupied by low and moderate income households. This methodology is based on three surrogate indicators from the census data: 1) units with incomplete kitchens, 2) units with incomplete plumbing, and 3) old and overcrowded units. This methodology was used by COAH in its Third Round Rules and has been upheld by the New Jersey Superior Court-Appellate Division. COAH and the courts have recognized that this methodology results in an estimate based on the surrogate statistics and that the actual number of deficient dwellings may be more or less. According to the ACS estimates, none of the 1,213 occupied dwellings in West Amwell lack kitchen facilities, plumbing, or adequate heat.

Research has demonstrated that units built 50 or more years ago are much more likely to be in substandard condition. For this purpose, housing units built in 1959 or earlier are considered “old”. According to 2017 ACS data, there are 460 homes in West Amwell that were built prior to 1959, or 42.5 percent of the housing stock. Nearly 228 home were constructed between 2000 and 2010 (21.1 percent). However, 18 percent of homes were constructed prior to between 1950 and 1959 (195 homes). Similarly, 17.7 homes were constructed prior to 1939 (192 homes). Approximately 21 homes have been constructed since 2010, according to the data.

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AGE OF HOUSING STOCK		
Year Built	Number of Units	Percent
1939 or earlier	192	17.7%
1940 to 1949	73	6.7%
1950 to 1959	195	18.0%
1960 to 1969	92	8.5%
1970 to 1979	92	8.5%
1980 to 1989	96	8.9%
1990 to 1999	94	8.7%
2000 to 2009	228	21.1%
2010 to 2013	16	1.5%
2014 or later	5	0.5%
Total	1,083	100.0%

Source: 2017 ACS Table DP04



Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room. West Amwell does not contain any homes that contain more than 1 occupant per room, according to the 2017 ACS data.

OCCUPANTS PER ROOM		
Occupants	Number of Units	Percent
1.00 or less	1,034	100.0%
1.01 to 1.50	0	0.0%
1.51 or more	0	0.0%
Total	1,034	100.0%

Source: 2017 ACS Table DP04

If the data shows that there are 460 “old” homes and zero “overcrowded” homes, then there cannot be any homes that are old and overcrowded. Therefore, based on the 2017 ACS data, the Township did not have any homes lacking complete kitchens, plumbing, or adequate heat and did not have any overcrowded homes.

V. EMPLOYMENT DEMOGRAPHICS

WORKING POPULATION

According to the 2017 ACS reports that there are 1,527 residents in the labor force, of which 1,452 are employed and 75 are unemployed. The majority of working residents within West Amwell are private wage and salary workers, making up 73.9 percent of the workforce. Both government employees and self-employed people comprise just over 10 percent of workers in West Amwell. As compared to the 2010 ACS, The Township lost an estimated 589 persons in its workforce population during the seven-year period. However, the unemployed population decreased 98 to 75 persons.

CLASS OF WORKER		
Class of Worker	Number of Workers	Percent
Private wage and salary workers	1,138	73.9%
Government workers	157	10.2%
Self-employed workers	157	10.2%
Unpaid family workers	0	0.0%
Total employed residents	1,452	94.3%
Total unemployed residents	75	5.7%
Total residents in workforce	1,539	100.0%
Source: 2017 ACS Table DP03		

OCCUPATIONAL CHARACTERISTICS

Nearly 45 percent of West Amwell’s employed residents worked in management, professional and related occupations, according to the 2017 ACS data. Sales and office jobs comprised 24.4 percent of the employed residents while service jobs comprised 15.7 percent. Natural resource, construction, maintenance and production, transportation and material moving jobs made up the remaining jobs of the employed residents. The table below provides a comparison between the occupation composition of West Amwell and Hunterdon County.

EMPLOYED CIVILIAN POPULATION BY OCCUPATION (AGE 16 YEARS OR OLDER)				
Occupation	West Amwell Township		Hunterdon County	
	Total	Percent	Total	Percent
Management, business, science and arts	650	44.8%	34,350	51.7%
Service	228	15.7%	8,554	12.9%
Sales and office	355	24.4%	15,391	23.2%
Natural resources, construction, and maintenance	162	11.2%	4,464	6.7%
Production, transportation, and material moving	57	3.9%	3,623	5.5%
Total	1,452	100.0%	66,382	100.0%
Source: 2017 ACS Table DP03				

Township of West Amwell

IN-PLACE EMPLOYMENT BY INDUSTRY

New Jersey’s Department of Labor and Workforce Development (“NJDLWD”) is the entity that reports on employment and wages within the State of New Jersey. The latest municipal-level annual report was completed in 2017. According to the data, there were 85 private sector jobs within the Township, which were provided by 8 employers. These are actual jobs within West Amwell – the daytime working population regardless of where the employee lives.

Unfortunately, due to the limited number of employers, detailed data for each private sector industry were not published by NJDLWD due to privacy concerns of the businesses. The 8 employers comprised of companies in the manufacturing, wholesale trade, retail trade, administration/waste remediation, and arts and entertainment industries. However, public sector data were published, which revealed one State level employer in the Township provides one job and one local level employer provides 33 jobs.

EMPLOYMENT BY INDUSTRY SECTOR AND NUMBER OF EMPLOYEES (2017)					
Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Manufacturing	Unreported				
Wholesale Trade	Unreported				
Retail Trade	Unreported				
Admin/Waste Remediation	Unreported				
Arts/Entertainment	Unreported				
Private Sector Total	8	100%	85	100%	\$45,313
State Govt Totals	1	50.0%	1	2.9%	\$71,049
Local Govt Totals	1	50.0%	33	97.1%	\$42,975
Public Sector Total	2	50.0%	34	2.9%	\$42,975
Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2017 Annual Report					

EMPLOYMENT TRENDS

The NJDLWD provides historic data reporting annual trends in employment and wages covered by unemployment insurance from 2003 to 2017. In 2003, West Amwell had an average of 936 private sector jobs and 157 local government jobs (including local education). According to the data, employment within the Township saw two periods of decline during the fifteen-year period, from 2003 to 2006 and from 2010 to 2014. Between these two declining periods was a sharp increase in private sector jobs during 2008, where 20 new jobs were created. However, the following year only one new job was created followed by a loss of 23 jobs. Since 2014, the private sector has seen an average job growth of approximately 2.5 new jobs per year. Jobs in the private sector have fluctuated dramatically over the fifteen-year period, eventually resulting in a loss of 8 jobs (8.6 percent).

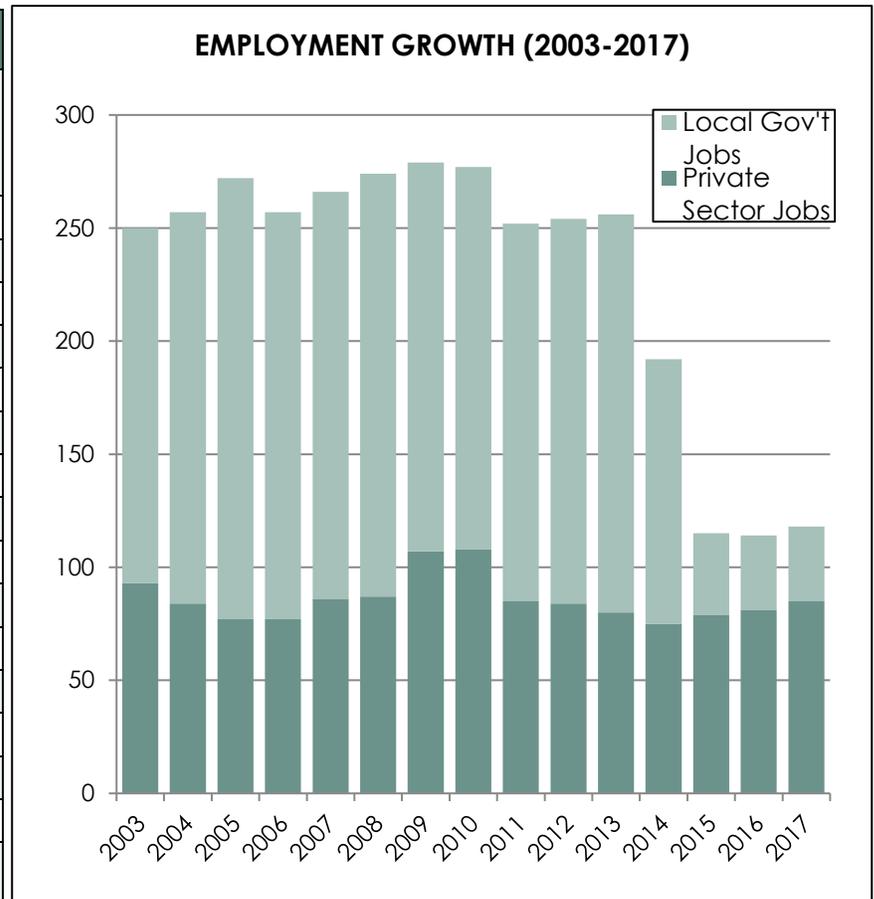
The data shows that local government jobs went through a dramatic decline from 117 local government jobs in 2014 to only 36 jobs in 2015. This appears to be an error with the Mercer County correctional facility being included in the 2010 Census, which was later corrected.

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EMPLOYMENT GROWTH (2003-2017)			
Year	Private Sector Jobs	Local Gov't Jobs	Total Jobs
2003	93	157	250
2004	84	173	257
2005	77	195	272
2006	77	180	257
2007	86	180	266
2008	87	187	274
2009	107	172	279
2010	108	169	277
2011	85	167	252
2012	84	170	254
2013	80	176	256
2014	75	117	192
2015	79	36	115
2016	81	33	114
2017	85	33	118

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2003 - 2017 Annual Reports

Note: Local Government Jobs does not include Federal or State jobs.



EMPLOYMENT PROJECTIONS

The NJTPA estimates that employment within West Amwell will grow by 313 jobs between 2015 and 2045. This equates to an average of 10 new jobs per year for the next 30 years.

EMPLOYMENT PROJECTION			
Year	Jobs	Change	Percent
2015	966	---	---
2040	1,279	313	32.4%

Source: NJTPA Employment Forecast by County and Municipality 2015-2045

PLACE OF WORK

The 2017 ACS provides statistics on place of work in relation to the state, county and municipality of residence. According to the data, of the 1,367 employed Township residents surveyed, 326 persons (23.8 percent) are reported to be employed within the Township, meaning 76.2 percent of employed residents worked outside of the municipality. West Amwell has a higher ratio of residents who work within the municipality they reside in than the rest of Hunterdon County and the State of New Jersey. The data indicates 45 percent of the Township's employed residents work outside their County of residence (Hunterdon County), but within New Jersey, compared to 47.3 percent for the County and 32.4 percent for the State. The ACS also reported that 14 percent, or 192 residents work outside of New Jersey.

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PLACE OF WORK						
Place of Work	West Amwell Township		Hunterdon County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Within Municipality	326	23.8%	12,153	18.8%	879,772	20.5%
Outside of Municipality, within County	234	17.1%	16,886	26.1%	1,437,800	33.4%
Outside of County, within New Jersey	615	45.0%	30,614	47.3%	1,384,162	32.2%
Outside of New Jersey	192	14.0%	5,102	7.9%	599,139	13.9%
Total Employed	1,367		64,755		4,300,873	

Source: 2017 ACS Tables B08007 and B08009

TRAVEL TIME TO WORK

Due to West Amwell’s rural character and lack of major highways, commuting to major places of employment, such as New York City, Newark, and other developed municipalities to the east, is generally a lengthy process. However, Flemington and Trenton, which have a higher concentration of jobs than West Amwell and adjacent communities, are located 20 to 30 minutes from West Amwell. The 2017 ACS reported that 49.4 percent of West Amwell residents commute less than 30 minutes to their place of work, compared to an estimated 46.8 percent of Hunterdon County’s employed population and 53.5 of the State’s employed population. Approximately 13.5 percent of employed residents commute longer than one hour to their place of work.

COMMUTE TIME		
Travel Time (in minutes)	Number of Workers	Percent
Less than 5	52	4.5%
5 to 9	70	6.1%
10 to 14	125	10.8%
15 to 19	72	6.2%
20 to 24	151	13.1%
25 to 29	100	8.7%
30 to 34	194	16.8%
35 to 39	79	6.8%
40 to 44	62	5.4%
45 to 59	93	8.1%
60 to 89	106	9.2%
90 or more	50	4.3%
Total	1,154	100.0%

Source: 2017 ACS Table B08303

VI. PROJECTION OF HOUSING STOCK

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain 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.

The Department of Community Affairs, Division of Codes and Standards website provides data on certificates of occupancy, building permits, and demolition permits. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy, and demolition data that are submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

As shown below, 229 certificates of occupancy were issued for new dwelling units between 2000 and 2017. During the same period, there were 26 residential demolitions reported. Therefore, West Amwell had a net gain of 203 housing units during the 17-year period. On average, there were 13.4 new units constructed per year during the 17-year period. It is noted that the majority of those homes constructed during this period were the result of the Builder's Remedy lawsuit.

HISTORIC TREND OF RESIDENTIAL CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS																			
	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	Total
COs Issued	3	42	57	40	28	6	23	10	2	1	3	0	0	4	3	4	2	1	229
Demolitions	3	4	1	1	2	2	1	0	0	2	1	4	0	0	4	1	0	0	26
Net Development	0	38	56	39	26	4	22	10	2	-1	2	-4	0	4	-1	3	2	1	203

Source: 2000 - 2017 "New Jersey Construction Reporter" - New Jersey Department of Community Affairs.

VII. CAPACITY FOR FAIR SHARE

This chapter of the HEFSP provides the following information as required by the rules:

- West Amwell's capacity to accommodate its housing needs.
- 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.
- Lands of developers who have expressed a commitment to provide low and moderate income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

LAND CAPACITY

The ability to accommodate West Amwell's present and prospective affordable housing needs is determined by three components: available land, water capacity, and sewer capacity. Land development is limited by environmental

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constraints, such as wetlands, flood plains, easements (conservation, sewer, water, power utility, etc.), parcel size, and municipal regulations.

WASTEWATER CAPACITY

According to the NJDEP’s Wastewater Service Area GIS shapefile, last revised on July 18, 2019³, only three sites in the Township are listed as having wastewater service. Each site contains an on-site sanitary subsurface disposal system. The West Amwell Elementary School has a permitted flow of 0.01 million gallons per day (“MGD”), the South Hunterdon Regional High School has a permitted flow of 0.01 MGD and the Pine Creek Miniature Golf Course, located at 394 NJ Route 31, has a permitted flow of 0 MGD.⁴

WATER CAPACITY

Public water supply is provided by the Suez – Lambertville system in a portion of West Amwell adjacent to Lambertville. Approximately 238 acres of the water service area extends into West Amwell, which covers The Estates at West Amwell development and some commercial properties along NJ Route 179. According to the NJDEP 4,960 people are in the service area, including 257 people in West Amwell.⁵

APPROPRIATE LOCATIONS FOR AFFORDABLE HOUSING

At this time, there are three suitable locations for affordable housing:

- Wilson Site – Block 8, Lot 51
- ESC School – Block 8, Lots 23.02, 27, & 24
- Fulper Site – Block 8, Lots 33 & 29.02

POTENTIAL AFFORDABLE HOUSING DEVELOPERS

Other than the three projects cited above, no other developers have expressed an interest to provide affordable housing in West Amwell.

ANTICIPATED DEVELOPMENT PATTERNS

Anticipated development patterns within West Amwell are anticipated to follow the established zoning. West Amwell is zoned for single family residential, commercial, and light industrial development. See the Zoning Map on the next page for details.

³ <https://gisdata-njdep.opendata.arcgis.com/datasets/statewide-sewer-service-area-for-new-jersey>

⁴ <https://www13.state.nj.us/DataMiner>, NJPDES Permitting Program, NJPDES Permit Summary Report

⁵ <https://www13.state.nj.us/DataMiner>, Water Supply and Geoscience – What Community Water Serves My Town?



FAIR SHARE PLAN



VIII. CONTENT OF FAIR SHARE PLAN

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of proposed mechanism that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored/100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

REGIONAL INCOME LIMITS

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State provides income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income between 50 percent and 80 percent of the median gross regional household income. A low income household has 50 percent or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30 percent or less of the median gross household income. West Amwell is located in Region 2, which contains Essex, Morris, Union, and Warren Counties.

The December 5, 2018 Settlement Agreement between the Township of West Amwell and the Fair Share Housing center requires the Township to use the 2018 regional income limits prepared by Affordable Housing Professionals of New Jersey (“AHPNJ”) in April of 2018. According to the income limits a four-person household moderate income is capped at \$89,773. Two-person households could earn up to \$69,056 and be considered a moderate-income household or up to \$43,160 and be considered a low income household. See the table below for additional details.

2018 REGIONAL INCOME LIMITS FOR REGION 3				
Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$75,530	\$86,320	\$97,110	\$112,216
Moderate	\$60,424	\$69,056	\$77,688	\$89,773
Low	\$37,765	\$43,160	\$48,555	\$56,108
Very Low	\$22,659	\$25,896	\$29,133	\$33,665
Source: https://ahpnj.org/resources/income-limits-rental-increases				

IX. AFFORDABLE HOUSING OBLIGATION

West Amwell's Fair Share Plan describes the projects and mechanisms West Amwell proposes to address its affordable housing obligation. The three components addressed by this plan are as follows:

THREE-PART OBLIGATION

Present Need (Rehabilitation) • 0 Units

The Opinion issued by the Supreme Court of New Jersey on March 10, 2015 (the Mount Laurel IV Opinion) directs that the Prior Round methodology be used to calculate municipal Present Need. This methodology was utilized by David N. Kinsey, PhD, FAICP, P.P. in his report entitled "New Jersey Low and Moderate-Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology" dated May 2016, prepared on behalf of the Fair Share Housing Center (FSHC), to calculate the Present Need. For West Amwell, the Kinsey Report calculates a Present Need of zero units in need of rehabilitation.

Prior Round Obligation • 16 Units

The March 10, 2015 Supreme Court Order directed municipalities to use the prior round obligation that COAH established in 1993. West Amwell's unadjusted 1987 to 1999 obligation, published in 1993, was 16 units.

Third Round Obligation • 117 Units

In accordance with the December 5, 2018 Settlement Agreement with the Fair Share Housing Center, West Amwell has a third round obligation of 117 affordable units to be addressed.

Very-Low Income Housing

In 2008, P.L. 2008, c. 46 was enacted, which made a number of changes to the affordable housing rules. In fact, it amended the New Jersey Fair Housing Act ("FHA") (N.J.S.A. 52:27D-301 et seq.) to include a requirement that at least 13% of affordable housing units must be made available to very-low income households. Specifically, the FHA reads:

The Council [on Affordable Housing] shall coordinate and review the housing elements as filed pursuant to section 11 of P.L.1985, c.222 (C.52:27D-311), and the housing activities under section 20 of P.L.1985, c.222 (C.52:27D-320), at least once every three years, to ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate income households 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).

"Very low income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30% or less of the median gross household income for households of the same size within the housing region in which the housing is located.

Pursuant to the settlement agreement, the Township shall require 13% of all units referenced in this plan, with the exception of units constructed or granted preliminary or final site plan approval prior to July 1, 2008, with half of the very-low income units being available to families.

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As per paragraph 10 of the Settlement Agreement, West Amwell will comply with the very-low income requirements as follows:

- Two of the 11 accessory apartment units will be available to very-low income families;
- Four of the 29 units to be constructed on the Fulper Site will be very-low-income units; and
- Three of the 20 units to be constructed on the ESC School site will be available to very-low income families.

Age-Restricted Cap

Pursuant to the Settlement Agreement, the Township has agreed to comply with an age-restricted cap of 25 percent and to not request a waiver of that requirement. The Settlement Agreement states that “This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25 percent of all units developed or planned to meet its cumulative Prior Round and Third Round fair share obligation.”

Low- and Moderate-Income Unit Distribution

Pursuant to paragraph 11 of the Settlement Agreement, at least 50 percent of the units addressing the Third Round Prospective Need will be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.

EXISTING CREDITS

Rehabilitation Credits

Pursuant to the Settlement Agreement, the Township does not have a present need obligation. Therefore, the Township does not require any rehabilitation credits.

Prior Round Credits

Lambertville Regional Contribution Agreement

On March 3, 1999, COAH approved a 15-unit Regional Contribution Agreement (“RCA”) between West Amwell and the City of Lambertville. All funds have been transferred according to the COAH monitoring report. Based on this information, this RCA is eligible to receive 15 credits. Pursuant to the Settlement Agreement, 4 credits will be applied to the prior round obligation, while 11 credits will be applied to the third round.

Eden Acres

Eden Acres, Inc. operated a group home at 367 Rock Road East. The group home was purchased by Eden Acres, Inc. in 1982 and received a 20-year operating commitment from the Division of Developmental Disabilities that was automatically renewable for ten years. All units are very-low income rental units. The group home was previously certified by COAH as a four-bedroom group home. However, crediting documentation recently showed that there were only three bedrooms. The group home is eligible for 3 credits pursuant to N.J.A.C. 5:93-5.8 (alternative living arrangement).

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Community Options

Community Options, Inc. operates a group home group home in West Amwell. The group home was previously certified by COAH as a five-bedroom group home. However, crediting documentation recently showed that there were only four bedrooms. The home is eligible for credit pursuant to N.J.A.C. 5:93-5.8 (alternative living arrangement) and for rental bonus credits pursuant to N.J.A.C. 5:935.15(d). Based on this information, this home is eligible for 4 credits and 4 bonus credits.

Habitat for Humanity

Habitat for Humanity constructed a three-bedroom single-family dwelling. The dwelling has been sold to a family who qualifies for low or moderate-income housing pursuant to the UHAC rules (N.J.A.C. 5:80-26.1). This single-family dwelling is eligible for 1 credit.

Prior Round Existing Credit Summary

The three existing mechanisms discussed above provide 12 credits and 4 bonuses are summarized in the table below. Therefore, the 16-unit prior round obligation has been satisfied.

EXISTING PRIOR ROUND CREDITS						
Mechanism	Credit Type	Tenure	Age-Restricted	Credit	Bonus	Total
Lambertville RCA	RCA	-	No	4	0	4
Eden Acres	Alternative Living Arrangement	Rental	No	3	0	3
Community Options	Alternative Living Arrangement	Rental	No	4	4	8
Habitat for Humanity	100% Affordable	For-sale	No	1	0	1
Total				12	4	16

EXISTING THIRD ROUND CREDITS

Lambertville RCA

As discussed in the section above, 11 credits from the RCA between West Amwell and Lambertville are being applied to the Township’s third round obligation.

Accessory Apartments

West Amwell has an accessory apartment ordinance, which permits accessory apartments on properties located on a lot containing a single-family dwelling. Accessory apartments must contain at least one bedroom and can be located within the principal dwelling, attached to the principal dwelling, or detached from the principal dwelling. This Ordinance has

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produced 10 accessory apartments, all of which have been deed restricted for 30-years. Based on this information, the existing accessory apartments are eligible to receive 10 credits and 7 bonuses.

PROPOSED MECHANISMS

Third Round Mechanisms

Accessory Apartments

Pursuant to the Settlement Agreement, West Amwell will update its affordable housing ordinance and spending plan to provide additional incentives for larger accessory apartment units and, if needed, funding through Affordable Housing Trust Fund. The Township anticipates 11 accessory apartment units to be constructed once the ordinance has been updated. Additionally, the Township anticipates 2 bonus credits for the future accessory apartments. Based on this information, the updated accessory apartment ordinance could yield 11 credits and 2 bonuses.

Wilson Site

The Township proposes to obtain Lot 51 in Block 8 located at 2 Rocktown Lambertville Road, also known as the Wilson Site. The Township will then subdivide the 5.25-acre parcels into two parcels and donate the parcels to Habitat for Humanity. Habitat for Humanity intends to construct 2 three-bedroom duplexes, a total of 4 units, on the properties. If the construction of the units has not commenced within two years of the Township donating the parcels to Habitat for Humanity, the Township will provide alternate means to construct 4 affordable housing units. However, Habitat for Humanity's time period to begin construction maybe extended if approved by FSHC and the Court. Based on the information above, the Wilson Site might be eligible for 4 credits, pending settlement of the Township's negotiations to obtain title to the property.

ESC School Site

Lot 23.02 in Block 8, located at 1422 Route 179, is a 15-acre parcel currently developed with a vacant school building, previously occupied by the Hunterdon County Educational Services Commission ("ESC"), and associated site improvements. The Township intends to declare the ESC School site, Fulper site, and three landlocked parcels, collectively, as an area in need of redevelopment and subsequently adopt a Redevelopment Plan for the properties for inclusionary development. The redevelopment of this property would create an inclusionary residential development consisting of up to 100 units, including up to 20 affordable family rental units through a mandatory 20% affordable housing set-aside on the ESC School Site. The Redevelopment Plan will also require the landlocked parcels to be developed to provide cross-access connections between the ESC School site and Fulper site to create synergy between the two developments. The Redevelopment Plan will allow the two sites to be developed jointly or independently.

It should be noted that the Settlement Agreement permits the Township to provide additional units on the ESC School site, while maintaining a 20% affordable housing set-aside, to alleviate the cost of municipally sponsored programs within the Agreement, including the accessory apartment program. Based on the information above, the ESC School Site is expected to yield 20 credits and 20 bonus credits.

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Fulper Site

The Fulper site, known as Lots 33 and 29.02 in Block 8, is located at 86 Rocktown Lambertville Road and encompasses 88.21 acres. Pursuant to the Settlement Agreement, the Township intends to declare the Fulper Site, along with the ESC School Site, as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1). The Redevelopment Plan will permit a total of 175 units to be constructed on the property with a mandatory 20% affordable housing set-aside. The redevelopment plan will also require that the development have access to the amenities and mixed-uses on the ESC School site. Based on the information above, the 175-unit development on the Fulper site will yield 35 credits. The developer will have the option to provide age-restricted or non-age-restricted units for sale or for rent. At least 5 of the affordable units shall be family rentals, for a total of 25 family rentals between the ESC and Fulper Sites.

ESC School Site & Fulper Site Suitability Analysis

The Council on Affordable Housing (“COAH”) Rules provide site suitability criteria at N.J.A.C. 5:93-5.3. Pursuant to N.J.A.C. 5:93-1, “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. Designated sites must be available, suitable, developable, and approvable, per N.J.A.C. 5:93-5.3.

Site Description

The ESC School/Fulper Site is a 125-acre tract, consisting of Lots 23.02, 23.05, 24, 27, 29.02, and 33 in Block 1102 in the Township of West Amwell. Lot 23.02 is developed with the ESC School development. The remainder of the tract is undeveloped.

Current Zoning

Lots 23.02 and 23.05 are currently zone Highway Commercial and Lots 24, 27, 29.02 and 33 are zoned Rural Residential.

Land Use Setting

The ESC School site has frontage along Route 179, adjacent to the West Amwell Elementary School and a number of commercial establishments. The Fulper site has frontage on Rocktown-Lambertville Road and is adjacent to undeveloped farmland.

Environmental Constraints

According to NJDEP and FEMA mapping, there are no wetlands, open waters, steep slopes, or flood hazard areas that restrict the development of the tract.

Proposed Affordable Housing

Pursuant to the Settlement Agreement, the Township intends to declare the ESC School and Fulper Site as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A. The Redevelopment Plan will permit up to 265 units in total to be constructed on the property with a mandatory 20% affordable housing set-aside, resulting in up to 53 affordable housing units.

Availability of Sanitary Sewer and Public Water

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The tract is not within any public sewer service area. The redeveloper will be required to construct an on-site package treatment plant to serve the proposed development.

Overall Suitability

Pursuant to N.J.A.C. 5:93-3, designated sites for affordable housing must be available, suitable, developable, and approvable. The ESC School / Fulper Tract is “available” because the parcels are privately owned, have clear title, and are free of encumbrances that preclude residential development. The tract is “developable” because there is adequate land area to construct an on-site wastewater package treatment plant. The tract is “approvable” because it can be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. Finally, the tract is “suitable” for affordable housing because it is adjacent to compatible land uses, have access to appropriate streets, and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

The Township shall ensure that the residential units developed on the Fulper and ESC Sites shall consist of no fewer than 25 family rental affordable units and up to but no more than 29 age-restricted affordable units.

Third Round Mechanisms Summary

The proposed mechanisms would provide a total of 86 credits to apply to the Township’s 117-unit third round obligation. See the table below for a summary of the proposed mechanisms.

EXISTING AND PROPOSED THIRD ROUND MECHANISMS						
Mechanism	Credit Type	Tenure	Age-Restricted	Credit	Bonus	Total
Lambertville RCA	RCA	-	No	11	0	11
Accessory Apartments	100% Affordable	Rental	No	21	10	31
Wilson Site (Block 8, Lot 51)	Inclusionary	Rental	No	0-4	0	0-4
ESC School (Block 8, Lot 23.02)	Inclusionary	Rental	No	20	20	40
Fulper Site (Block 8, Lot 33)	Inclusionary	Rental	No	35	0	35
Total				87-91	30	117-121

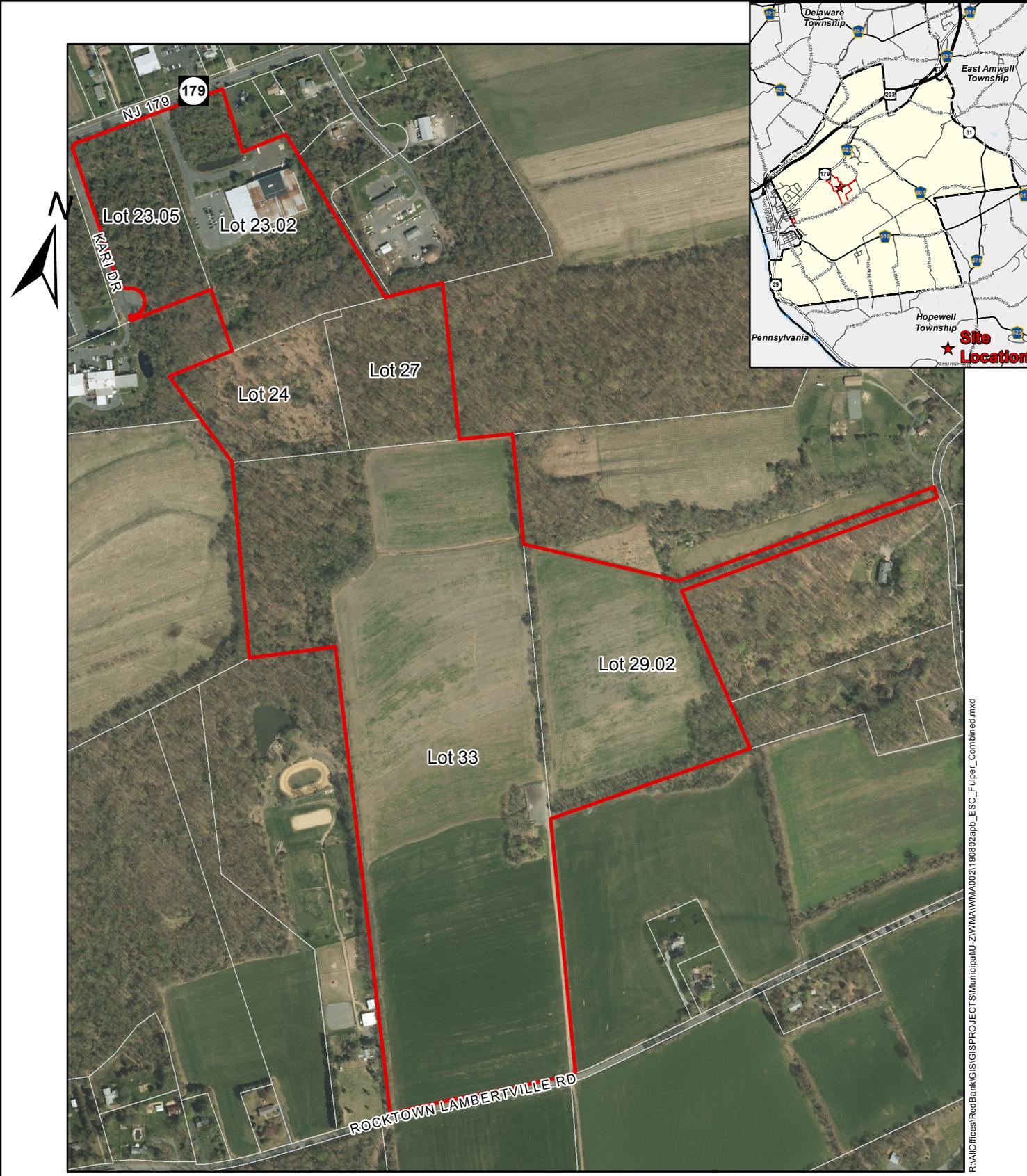
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SUMMARY OF MECHANISMS AND CREDITS

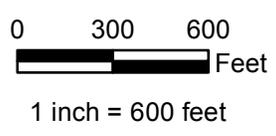
The various existing and proposed mechanisms addressing the Township’s prior round obligation and third round obligation are summarized in the table below.

EXISTING AND PROPOSED CREDITS				
	Credit Type	Credit	Bonus	Total
Prior Round				
Lambertville RCA	RCA	4	0	4
Eden Acres	Alternative Living Arrangement	3	0	3
Community Options	Alternative Living Arrangement	4	4	8
Habitat for Humanity	100% Affordable	1	0	1
Total		12	4	16
Third Round				
Lambertville RCA	RCA	11	0	11
Accessory Apartments	100% Affordable	21	10	30
Wilson Site	Inclusionary	0-4	0	0-4
ESC School Site	Inclusionary	20	20	40
Fulper Site	Inclusionary	35	0	35
Total		87-91	30	117-121

X. APPENDIX



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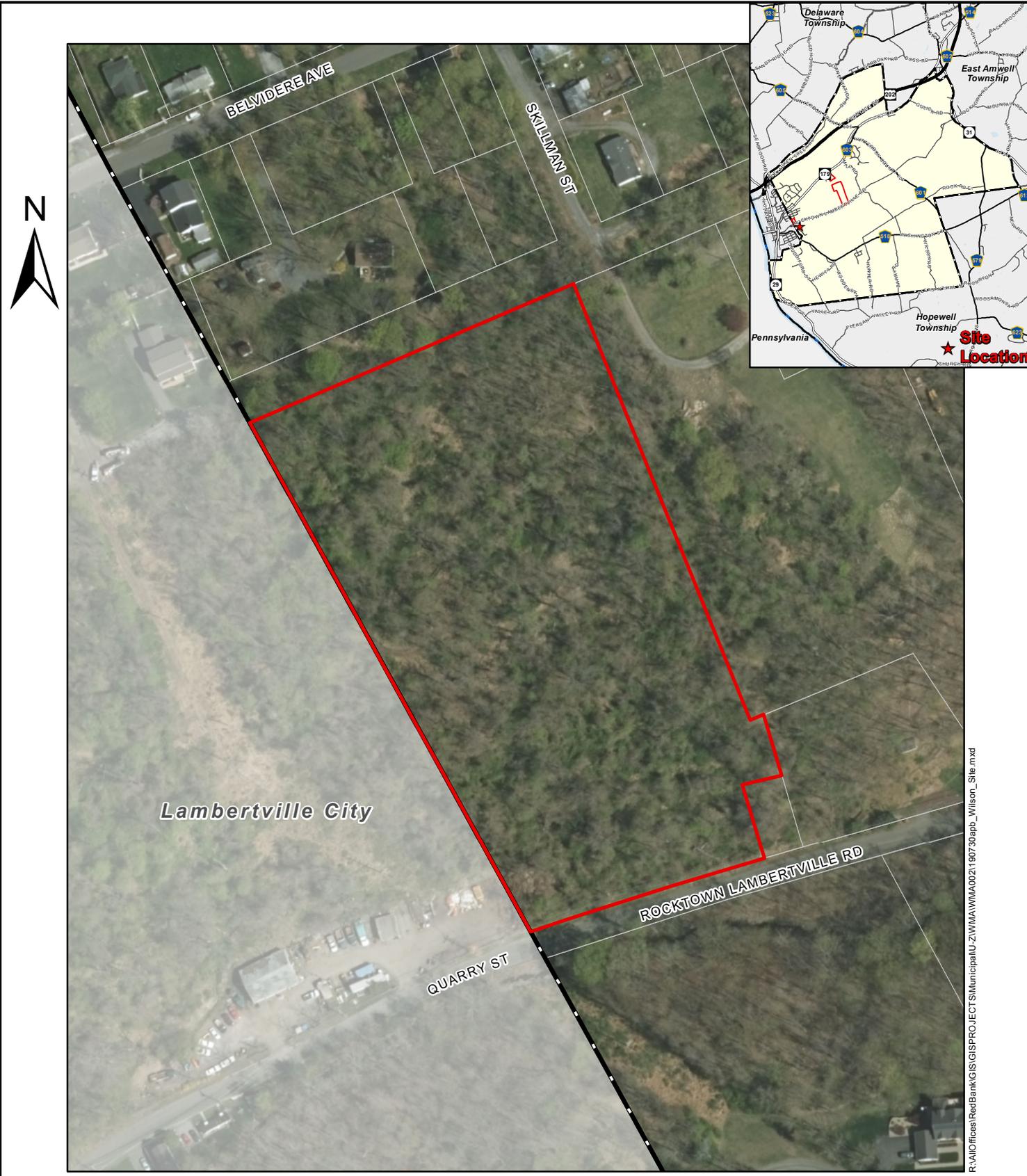


ESC School and Fulper Sites
 Block 8, Lots 23.02, 23.05, 24,
 27 and 33

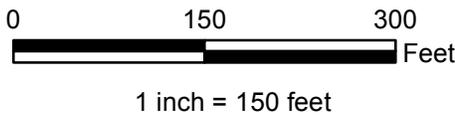
West Amwell Township, Hunterdon County, NJ



August 2019



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Wilson Site
 Block 8, Lot 51
 West Amwell Township, Hunterdon County, NJ

MASER
 CONSULTING P.A.
 July 2019



B08007

SEX OF WORKERS BY PLACE OF WORK--STATE AND COUNTY LEVEL

Universe: Workers 16 years and over

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	West Amwell township, Hunterdon County, New Jersey	
	Estimate	Margin of Error
Total:	1,367	+/-94
Worked in state of residence:	1,175	+/-84
Worked in county of residence	560	+/-84
Worked outside county of residence	615	+/-93
Worked outside state of residence	192	+/-66
Male:	709	+/-76
Worked in state of residence:	596	+/-57
Worked in county of residence	271	+/-57
Worked outside county of residence	325	+/-58
Worked outside state of residence	113	+/-59
Female:	658	+/-73
Worked in state of residence:	579	+/-67
Worked in county of residence	289	+/-58
Worked outside county of residence	290	+/-60
Worked outside state of residence	79	+/-32

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B08009

SEX OF WORKERS BY PLACE OF WORK--MINOR CIVIL DIVISION LEVEL FOR 12 SELECTED STATES (CT, ME, MA, MI, MN, NH, NJ, NY, PA, RI, VT, WI)

Universe: Workers 16 years and over

2013-2017 American Community Survey 5-Year Estimates

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	West Amwell township, Hunterdon County, New Jersey	
	Estimate	Margin of Error
Total:		
Living in the 12 selected states:	1,367	+/-94
Worked in MCD of residence	326	+/-70
Worked outside MCD of residence	1,041	+/-104
Not living in the 12 selected states	0	+/-12
Male:	709	+/-76
Living in the 12 selected states:	709	+/-76
Worked in MCD of residence	196	+/-50
Worked outside MCD of residence	513	+/-86
Not living in the 12 selected states	0	+/-12
Female:	658	+/-73
Living in the 12 selected states:	658	+/-73
Worked in MCD of residence	130	+/-50
Worked outside MCD of residence	528	+/-68
Not living in the 12 selected states	0	+/-12

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

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B08303

TRAVEL TIME TO WORK

Universe: Workers 16 years and over who did not work at home
2013-2017 American Community Survey 5-Year Estimates

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	West Amwell township, Hunterdon County, New Jersey	
	Estimate	Margin of Error
Total:	1,154	+/-117
Less than 5 minutes	52	+/-33
5 to 9 minutes	70	+/-34
10 to 14 minutes	125	+/-48
15 to 19 minutes	72	+/-29
20 to 24 minutes	151	+/-61
25 to 29 minutes	100	+/-31
30 to 34 minutes	194	+/-49
35 to 39 minutes	79	+/-37
40 to 44 minutes	62	+/-29
45 to 59 minutes	93	+/-38
60 to 89 minutes	106	+/-39
90 or more minutes	50	+/-32

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Workers include members of the Armed Forces and civilians who were at work last week.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

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B09019

HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY RELATIONSHIP

Universe: Total population

2013-2017 American Community Survey 5-Year Estimates

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	West Amwell township, Hunterdon County, New Jersey	
	Estimate	Margin of Error
Total:	2,781	+/-20
In households:	2,781	+/-20
In family households:	2,503	+/-69
Householder:	799	+/-40
Male	515	+/-66
Female	284	+/-59
Spouse	710	+/-58
Child:	822	+/-74
Biological child	775	+/-74
Adopted child	23	+/-23
Stepchild	24	+/-15
Grandchild	11	+/-12
Brother or sister	71	+/-51
Parent	27	+/-24
Parent-in-law	2	+/-6
Son-in-law or daughter-in-law	0	+/-12
Other relatives	0	+/-12
Nonrelatives:	61	+/-72
Roomer or boarder	2	+/-5
Housemate or roommate	0	+/-12
Unmarried partner	17	+/-24
Foster child	0	+/-12
Other nonrelatives	42	+/-49
In nonfamily households:	278	+/-64
Householder:	235	+/-56
Male:	112	+/-40
Living alone	107	+/-40
Not living alone	5	+/-7
Female:	123	+/-42
Living alone	93	+/-38
Not living alone	30	+/-17
Nonrelatives:	43	+/-28
Roomer or boarder	0	+/-12
Housemate or roommate	11	+/-12

	West Amwell township, Hunterdon County, New Jersey	
	Estimate	Margin of Error
Unmarried partner	15	+/-11
Foster child	0	+/-12
Other nonrelatives	17	+/-22
In group quarters	0	+/-12

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Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

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3. An '-1' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+1' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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B25004

VACANCY STATUS

Universe: Vacant housing units

2013-2017 American Community Survey 5-Year Estimates

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	West Amwell township, Hunterdon County, New Jersey	
	Estimate	Margin of Error
Total:	49	+/-37
For rent	0	+/-12
Rented, not occupied	0	+/-12
For sale only	16	+/-25
Sold, not occupied	5	+/-9
For seasonal, recreational, or occasional use	6	+/-8
For migrant workers	0	+/-12
Other vacant	22	+/-26

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

2013-2017 American Community Survey 5-Year Estimates

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	West Amwell township, Hunterdon County, New Jersey	
	Estimate	Margin of Error
Total:	1,034	+/-60
Owner occupied:	932	+/-67
1-person household	170	+/-51
2-person household	366	+/-53
3-person household	147	+/-53
4-person household	142	+/-41
5-person household	91	+/-32
6-person household	16	+/-13
7-or-more person household	0	+/-12
Renter occupied:	102	+/-32
1-person household	30	+/-18
2-person household	25	+/-14
3-person household	19	+/-23
4-person household	0	+/-12
5-person household	28	+/-25
6-person household	0	+/-12
7-or-more person household	0	+/-12

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DP02

SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES

2013-2017 American Community Survey 5-Year Estimates

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Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE				
Total households	1,034	+/-60	1,034	(X)
Family households (families)	799	+/-40	77.3%	+/-4.5
With own children of the householder under 18 years	295	+/-41	28.5%	+/-4.8
Married-couple family	708	+/-55	68.5%	+/-5.2
With own children of the householder under 18 years	265	+/-47	25.6%	+/-5.1
Male householder, no wife present, family	52	+/-29	5.0%	+/-2.9
With own children of the householder under 18 years	26	+/-24	2.5%	+/-2.4
Female householder, no husband present, family	39	+/-23	3.8%	+/-2.2
With own children of the householder under 18 years	4	+/-7	0.4%	+/-0.6
Nonfamily households	235	+/-56	22.7%	+/-4.5
Householder living alone	200	+/-56	19.3%	+/-4.6
65 years and over	101	+/-41	9.8%	+/-3.6
Households with one or more people under 18 years	302	+/-42	29.2%	+/-4.9
Households with one or more people 65 years and over	358	+/-52	34.6%	+/-3.9
Average household size	2.69	+/-0.16	(X)	(X)
Average family size	3.06	+/-0.15	(X)	(X)
RELATIONSHIP				
Population in households	2,781	+/-20	2,781	(X)
Householder	1,034	+/-60	37.2%	+/-2.2
Spouse	710	+/-58	25.5%	+/-2.1
Child	822	+/-74	29.6%	+/-2.6
Other relatives	111	+/-60	4.0%	+/-2.2
Nonrelatives	104	+/-76	3.7%	+/-2.7
Unmarried partner	32	+/-26	1.2%	+/-0.9
MARITAL STATUS				

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Males 15 years and over	1,136	+/-84	1,136	(X)
Never married	295	+/-73	26.0%	+/-5.3
Now married, except separated	723	+/-60	63.6%	+/-5.5
Separated	0	+/-12	0.0%	+/-2.8
Widowed	27	+/-17	2.4%	+/-1.5
Divorced	91	+/-35	8.0%	+/-3.0
Females 15 years and over	1,177	+/-82	1,177	(X)
Never married	262	+/-79	22.3%	+/-5.6
Now married, except separated	715	+/-57	60.7%	+/-6.0
Separated	18	+/-17	1.5%	+/-1.4
Widowed	62	+/-34	5.3%	+/-2.8
Divorced	120	+/-41	10.2%	+/-3.5
FERTILITY				
Number of women 15 to 50 years old who had a birth in the past 12 months	9	+/-9	9	(X)
Unmarried women (widowed, divorced, and never married)	0	+/-12	0.0%	+/-98.9
Per 1,000 unmarried women	0	+/-111	(X)	(X)
Per 1,000 women 15 to 50 years old	14	+/-14	(X)	(X)
Per 1,000 women 15 to 19 years old	0	+/-239	(X)	(X)
Per 1,000 women 20 to 34 years old	31	+/-43	(X)	(X)
Per 1,000 women 35 to 50 years old	11	+/-17	(X)	(X)
GRANDPARENTS				
Number of grandparents living with own grandchildren under 18 years	10	+/-14	10	(X)
Grandparents responsible for grandchildren	0	+/-12	0.0%	+/-93.8
Years responsible for grandchildren				
Less than 1 year	0	+/-12	0.0%	+/-93.8
1 or 2 years	0	+/-12	0.0%	+/-93.8
3 or 4 years	0	+/-12	0.0%	+/-93.8
5 or more years	0	+/-12	0.0%	+/-93.8
Number of grandparents responsible for own grandchildren under 18 years	0	+/-12	0	(X)
Who are female	0	+/-12	-	**
Who are married	0	+/-12	-	**
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	594	+/-95	594	(X)
Nursery school, preschool	40	+/-26	6.7%	+/-4.2
Kindergarten	14	+/-13	2.4%	+/-2.0
Elementary school (grades 1-8)	292	+/-74	49.2%	+/-10.4
High school (grades 9-12)	151	+/-70	25.4%	+/-10.6
College or graduate school	97	+/-39	16.3%	+/-6.2
EDUCATIONAL ATTAINMENT				
Population 25 years and over	2,023	+/-77	2,023	(X)
Less than 9th grade	46	+/-27	2.3%	+/-1.3
9th to 12th grade, no diploma	88	+/-36	4.3%	+/-1.7
High school graduate (includes equivalency)	488	+/-88	24.1%	+/-3.9
Some college, no degree	331	+/-77	16.4%	+/-3.8
Associate's degree	101	+/-37	5.0%	+/-1.8
Bachelor's degree	601	+/-85	29.7%	+/-4.4
Graduate or professional degree	368	+/-71	18.2%	+/-3.6
Percent high school graduate or higher	(X)	(X)	93.4%	+/-1.9
Percent bachelor's degree or higher	(X)	(X)	47.9%	+/-5.2

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
VETERAN STATUS				
Civilian population 18 years and over	2,201	+/-88	2,201	(X)
Civilian veterans	109	+/-35	5.0%	+/-1.5
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				
Total Civilian Noninstitutionalized Population	2,781	+/-20	2,781	(X)
With a disability	195	+/-48	7.0%	+/-1.7
Under 18 years				
With a disability	5	+/-9	0.9%	+/-1.5
18 to 64 years				
With a disability	83	+/-29	5.0%	+/-1.7
65 years and over				
With a disability	107	+/-37	19.8%	+/-7.1
RESIDENCE 1 YEAR AGO				
Population 1 year and over	2,772	+/-22	2,772	(X)
Same house	2,553	+/-128	92.1%	+/-4.6
Different house in the U.S.	189	+/-126	6.8%	+/-4.5
Same county	44	+/-43	1.6%	+/-1.5
Different county	145	+/-123	5.2%	+/-4.4
Same state	66	+/-72	2.4%	+/-2.6
Different state	79	+/-62	2.8%	+/-2.2
Abroad	30	+/-28	1.1%	+/-1.0
PLACE OF BIRTH				
Total population	2,781	+/-20	2,781	(X)
Native	2,593	+/-63	93.2%	+/-2.3
Born in United States	2,584	+/-63	92.9%	+/-2.3
State of residence	1,664	+/-107	59.8%	+/-3.8
Different state	920	+/-108	33.1%	+/-3.9
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	9	+/-10	0.3%	+/-0.3
Foreign born	188	+/-64	6.8%	+/-2.3
U.S. CITIZENSHIP STATUS				
Foreign-born population	188	+/-64	188	(X)
Naturalized U.S. citizen	165	+/-58	87.8%	+/-11.4
Not a U.S. citizen	23	+/-23	12.2%	+/-11.4
YEAR OF ENTRY				
Population born outside the United States	197	+/-63	197	(X)
Native				
Entered 2010 or later	0	+/-12	0.0%	+/-98.9
Entered before 2010	9	+/-10	100.0%	+/-98.9
Foreign born				
Entered 2010 or later	15	+/-22	8.0%	+/-10.9
Entered before 2010	173	+/-59	92.0%	+/-10.9
WORLD REGION OF BIRTH OF FOREIGN BORN				
Foreign-born population, excluding population born at sea	188	+/-64	188	(X)
Europe	67	+/-37	35.6%	+/-15.0
Asia	78	+/-44	41.5%	+/-17.5
Africa	11	+/-17	5.9%	+/-8.9

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Oceania	0	+/-12	0.0%	+/-15.8
Latin America	25	+/-23	13.3%	+/-11.3
Northern America	7	+/-10	3.7%	+/-5.1
LANGUAGE SPOKEN AT HOME				
Population 5 years and over	2,636	+/-74	2,636	(X)
English only	2,505	+/-96	95.0%	+/-2.3
Language other than English	131	+/-61	5.0%	+/-2.3
Speak English less than "very well"	42	+/-29	1.6%	+/-1.1
Spanish	39	+/-38	1.5%	+/-1.4
Speak English less than "very well"	17	+/-21	0.6%	+/-0.8
Other Indo-European languages	53	+/-32	2.0%	+/-1.2
Speak English less than "very well"	5	+/-7	0.2%	+/-0.3
Asian and Pacific Islander languages	15	+/-19	0.6%	+/-0.7
Speak English less than "very well"	5	+/-7	0.2%	+/-0.3
Other languages	24	+/-33	0.9%	+/-1.2
Speak English less than "very well"	15	+/-21	0.6%	+/-0.8
ANCESTRY				
Total population	2,781	+/-20	2,781	(X)
American	138	+/-68	5.0%	+/-2.5
Arab	30	+/-42	1.1%	+/-1.5
Czech	0	+/-12	0.0%	+/-1.2
Danish	13	+/-12	0.5%	+/-0.4
Dutch	83	+/-70	3.0%	+/-2.5
English	472	+/-123	17.0%	+/-4.4
French (except Basque)	24	+/-14	0.9%	+/-0.5
French Canadian	0	+/-12	0.0%	+/-1.2
German	686	+/-135	24.7%	+/-4.8
Greek	0	+/-12	0.0%	+/-1.2
Hungarian	56	+/-46	2.0%	+/-1.6
Irish	520	+/-135	18.7%	+/-4.8
Italian	642	+/-153	23.1%	+/-5.5
Lithuanian	35	+/-36	1.3%	+/-1.3
Norwegian	12	+/-12	0.4%	+/-0.4
Polish	210	+/-81	7.6%	+/-2.9
Portuguese	4	+/-7	0.1%	+/-0.3
Russian	69	+/-36	2.5%	+/-1.3
Scotch-Irish	20	+/-14	0.7%	+/-0.5
Scottish	56	+/-42	2.0%	+/-1.5
Slovak	18	+/-14	0.6%	+/-0.5
Subsaharan African	0	+/-12	0.0%	+/-1.2
Swedish	35	+/-21	1.3%	+/-0.7
Swiss	10	+/-11	0.4%	+/-0.4
Ukrainian	60	+/-34	2.2%	+/-1.2
Welsh	63	+/-42	2.3%	+/-1.5
West Indian (excluding Hispanic origin groups)	5	+/-7	0.2%	+/-0.2
COMPUTERS AND INTERNET USE				
Total households	1,034	+/-60	1,034	(X)
With a computer	984	+/-60	95.2%	+/-2.3
With a broadband Internet subscription	936	+/-60	90.5%	+/-3.2

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for Russian represents the number of people who listed Russian as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because official data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).

Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico, U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.

Methodological changes to data collection in 2013 may have affected language data for 2013. Users should be aware of these changes when using 2013 data or multi-year data containing data from 2013. For more information, see: Language User Note.

The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.

Data about computer and Internet use were collected by asking respondents to select "Yes" or "No" to each type of computer and each type of Internet subscription. Therefore, respondents were able to select more than one type of computer and more than one type of Internet subscription.

The category "with a broadband Internet subscription" refers to those who said "Yes" to at least one of the following types of Internet subscriptions: Broadband such as cable, fiber optic, or DSL; a cellular data plan; satellite; or a fixed wireless subscription.

An Internet "subscription" refers to a type of service that someone pays for to access the Internet such as a cellular data plan, broadband such as cable, fiber optic or DSL, or other type of service. This will normally refer to a service that someone is billed for directly for Internet alone or sometimes as part of a bundle.

"With a computer" includes those who said "Yes" to at least one of the following types of computers: Desktop or laptop; smartphone; tablet or other portable wireless computer; or some other type of computer.

In 2016, changes were made to the computer and Internet use questions, involving the wording as well as the response options. A crosswalk was used to map pre-2016 data to the post-2016 categories, enabling creation of 5-year data. For more detailed information about the 2016 changes, see the 2016 American Community Survey Content Test Report for Computer and Internet Use located at <https://www.census.gov/programs-surveys/acs/methodology/content-test.htm> or the user note regarding changes in the 2016 questions located at <https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes.html>. For more detailed information about the crosswalk, see the user note regarding the crosswalk located at <https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes.html>.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



DP03

SELECTED ECONOMIC CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	2,273	+/-92	2,273	(X)
In labor force	1,527	+/-103	67.2%	+/-4.2
Civilian labor force	1,527	+/-103	67.2%	+/-4.2
Employed	1,452	+/-103	63.9%	+/-4.4
Unemployed	75	+/-31	3.3%	+/-1.3
Armed Forces	0	+/-12	0.0%	+/-1.4
Not in labor force	746	+/-105	32.8%	+/-4.2
Civilian labor force	1,527	+/-103	1,527	(X)
Unemployment Rate	(X)	(X)	4.9%	+/-2.0
Females 16 years and over	1,151	+/-76	1,151	(X)
In labor force	695	+/-75	60.4%	+/-6.9
Civilian labor force	695	+/-75	60.4%	+/-6.9
Employed	678	+/-73	58.9%	+/-6.6
Own children of the householder under 6 years	159	+/-72	159	(X)
All parents in family in labor force	133	+/-68	83.6%	+/-14.3
Own children of the householder 6 to 17 years	364	+/-55	364	(X)
All parents in family in labor force	251	+/-81	69.0%	+/-18.1
COMMUTING TO WORK				
Workers 16 years and over	1,367	+/-94	1,367	(X)
Car, truck, or van -- drove alone	1,003	+/-100	73.4%	+/-5.2
Car, truck, or van -- carpooled	89	+/-56	6.5%	+/-4.0
Public transportation (excluding taxicab)	34	+/-21	2.5%	+/-1.5
Walked	28	+/-17	2.0%	+/-1.2
Other means	0	+/-12	0.0%	+/-2.3
Worked at home	213	+/-61	15.6%	+/-4.7
Mean travel time to work (minutes)	32.1	+/-3.7	(X)	(X)

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	1,452	+/-103	1,452	(X)
Management, business, science, and arts occupations	650	+/-73	44.8%	+/-5.6
Service occupations	228	+/-84	15.7%	+/-5.3
Sales and office occupations	355	+/-84	24.4%	+/-5.5
Natural resources, construction, and maintenance occupations	162	+/-55	11.2%	+/-3.7
Production, transportation, and material moving occupations	57	+/-26	3.9%	+/-1.8
INDUSTRY				
Civilian employed population 16 years and over	1,452	+/-103	1,452	(X)
Agriculture, forestry, fishing and hunting, and mining	7	+/-9	0.5%	+/-0.6
Construction	111	+/-40	7.6%	+/-2.7
Manufacturing	117	+/-44	8.1%	+/-3.0
Wholesale trade	66	+/-33	4.5%	+/-2.3
Retail trade	127	+/-49	8.7%	+/-3.4
Transportation and warehousing, and utilities	45	+/-29	3.1%	+/-2.1
Information	26	+/-19	1.8%	+/-1.3
Finance and insurance, and real estate and rental and leasing	189	+/-44	13.0%	+/-3.2
Professional, scientific, and management, and administrative and waste management services	242	+/-69	16.7%	+/-4.3
Educational services, and health care and social assistance	228	+/-51	15.7%	+/-3.3
Arts, entertainment, and recreation, and accommodation and food services	110	+/-32	7.6%	+/-2.2
Other services, except public administration	120	+/-53	8.3%	+/-3.5
Public administration	64	+/-29	4.4%	+/-2.0
CLASS OF WORKER				
Civilian employed population 16 years and over	1,452	+/-103	1,452	(X)
Private wage and salary workers	1,138	+/-100	78.4%	+/-4.0
Government workers	157	+/-46	10.8%	+/-3.1
Self-employed in own not incorporated business workers	157	+/-50	10.8%	+/-3.4
Unpaid family workers	0	+/-12	0.0%	+/-2.2
INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)				
Total households	1,034	+/-60	1,034	(X)
Less than \$10,000	27	+/-18	2.6%	+/-1.7
\$10,000 to \$14,999	15	+/-13	1.5%	+/-1.3
\$15,000 to \$24,999	28	+/-17	2.7%	+/-1.6
\$25,000 to \$34,999	72	+/-41	7.0%	+/-3.8
\$35,000 to \$49,999	61	+/-27	5.9%	+/-2.6
\$50,000 to \$74,999	157	+/-45	15.2%	+/-4.3
\$75,000 to \$99,999	93	+/-31	9.0%	+/-3.0
\$100,000 to \$149,999	205	+/-49	19.8%	+/-4.8
\$150,000 to \$199,999	144	+/-48	13.9%	+/-4.7
\$200,000 or more	232	+/-42	22.4%	+/-3.8
Median household income (dollars)	110,000	+/-12,687	(X)	(X)
Mean household income (dollars)	145,069	+/-12,579	(X)	(X)
With earnings				
Mean earnings (dollars)	135,989	+/-13,251	(X)	(X)
With Social Security				
Mean Social Security income (dollars)	22,379	+/-2,511	(X)	(X)
With retirement income				
Mean retirement income (dollars)	49,005	+/-16,870	(X)	(X)
With Supplemental Security Income				
	27	+/-16	2.6%	+/-1.6

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean Supplemental Security Income (dollars)	11,815	+/-3,986	(X)	(X)
With cash public assistance income	14	+/-12	1.4%	+/-1.2
Mean cash public assistance income (dollars)	3,279	+/-2,107	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	20	+/-23	1.9%	+/-2.2
Families	799	+/-40	799	(X)
Less than \$10,000	12	+/-11	1.5%	+/-1.3
\$10,000 to \$14,999	4	+/-6	0.5%	+/-0.8
\$15,000 to \$24,999	4	+/-6	0.5%	+/-0.8
\$25,000 to \$34,999	19	+/-18	2.4%	+/-2.3
\$35,000 to \$49,999	51	+/-24	6.4%	+/-3.1
\$50,000 to \$74,999	137	+/-41	17.1%	+/-4.9
\$75,000 to \$99,999	59	+/-26	7.4%	+/-3.3
\$100,000 to \$149,999	161	+/-44	20.2%	+/-5.6
\$150,000 to \$199,999	140	+/-48	17.5%	+/-5.9
\$200,000 or more	212	+/-39	26.5%	+/-4.8
Median family income (dollars)	137,917	+/-17,774	(X)	(X)
Mean family income (dollars)	161,062	+/-14,274	(X)	(X)
Per capita income (dollars)	54,032	+/-4,902	(X)	(X)
Nonfamily households	235	+/-56	235	(X)
Median nonfamily income (dollars)	50,625	+/-29,981	(X)	(X)
Mean nonfamily income (dollars)	81,540	+/-20,607	(X)	(X)
Median earnings for workers (dollars)	50,063	+/-8,713	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	78,000	+/-12,873	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	63,409	+/-4,348	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	2,781	+/-20	2,781	(X)
With health insurance coverage	2,664	+/-46	95.8%	+/-1.6
With private health insurance	2,417	+/-87	86.9%	+/-3.2
With public coverage	634	+/-84	22.8%	+/-3.0
No health insurance coverage	117	+/-46	4.2%	+/-1.6
Civilian noninstitutionalized population under 19 years	609	+/-90	609	(X)
No health insurance coverage	5	+/-8	0.8%	+/-1.2
Civilian noninstitutionalized population 19 to 64 years	1,632	+/-87	1,632	(X)
In labor force:	1,379	+/-95	1,379	(X)
Employed:	1,304	+/-96	1,304	(X)
With health insurance coverage	1,211	+/-104	92.9%	+/-3.2
With private health insurance	1,202	+/-105	92.2%	+/-3.4
With public coverage	30	+/-21	2.3%	+/-1.6
No health insurance coverage	93	+/-42	7.1%	+/-3.2
Unemployed:	75	+/-31	75	(X)
With health insurance coverage	62	+/-29	82.7%	+/-17.1
With private health insurance	50	+/-26	66.7%	+/-21.7
With public coverage	12	+/-12	16.0%	+/-14.3
No health insurance coverage	13	+/-14	17.3%	+/-17.1
Not in labor force:	253	+/-65	253	(X)
With health insurance coverage	247	+/-65	97.6%	+/-3.6
With private health insurance	211	+/-60	83.4%	+/-8.3
With public coverage	44	+/-23	17.4%	+/-8.3
No health insurance coverage	6	+/-9	2.4%	+/-3.6

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	2.5%	+/-1.7
With related children of the householder under 18 years	(X)	(X)	0.0%	+/-10.3
With related children of the householder under 5 years only	(X)	(X)	0.0%	+/-35.7
Married couple families	(X)	(X)	1.8%	+/-1.6
With related children of the householder under 18 years	(X)	(X)	0.0%	+/-11.3
With related children of the householder under 5 years only	(X)	(X)	0.0%	+/-35.7
Families with female householder, no husband present	(X)	(X)	5.1%	+/-10.5
With related children of the householder under 18 years	(X)	(X)	0.0%	+/-100.0
With related children of the householder under 5 years only	(X)	(X)	-	**
All people	(X)	(X)	2.7%	+/-1.3
Under 18 years	(X)	(X)	0.4%	+/-0.7
Related children of the householder under 18 years	(X)	(X)	0.0%	+/-5.8
Related children of the householder under 5 years	(X)	(X)	0.0%	+/-19.9
Related children of the householder 5 to 17 years	(X)	(X)	0.0%	+/-7.8
18 years and over	(X)	(X)	3.3%	+/-1.6
18 to 64 years	(X)	(X)	3.0%	+/-1.7
65 years and over	(X)	(X)	4.3%	+/-3.9
People in families	(X)	(X)	1.8%	+/-1.2
Unrelated individuals 15 years and over	(X)	(X)	10.1%	+/-5.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2012. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. The 2008 data table in American FactFinder does not incorporate these edits. Therefore, the estimates that appear in these tables are not comparable to the estimates in the 2009 and later tables. Select geographies of 2008 data comparable to the 2009 and later tables are available at <https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html>. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.

Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

ARIZON
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	1,083	+/-72	1,083	(X)
Occupied housing units	1,034	+/-60	95.5%	+/-3.3
Vacant housing units	49	+/-37	4.5%	+/-3.3
Homeowner vacancy rate	1.7	+/-2.6	(X)	(X)
Rental vacancy rate	0.0	+/-26.7	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	1,083	+/-72	1,083	(X)
1-unit, detached	1,043	+/-71	96.3%	+/-1.8
1-unit, attached	0	+/-12	0.0%	+/-3.0
2 units	20	+/-14	1.8%	+/-1.3
3 or 4 units	15	+/-13	1.4%	+/-1.2
5 to 9 units	5	+/-8	0.5%	+/-0.8
10 to 19 units	0	+/-12	0.0%	+/-3.0
20 or more units	0	+/-12	0.0%	+/-3.0
Mobile home	0	+/-12	0.0%	+/-3.0
Boat, RV, van, etc.	0	+/-12	0.0%	+/-3.0
YEAR STRUCTURE BUILT				
Total housing units	1,083	+/-72	1,083	(X)
Built 2014 or later	5	+/-7	0.5%	+/-0.6
Built 2010 to 2013	16	+/-20	1.5%	+/-1.8
Built 2000 to 2009	228	+/-54	21.1%	+/-4.8
Built 1990 to 1999	94	+/-32	8.7%	+/-2.9
Built 1980 to 1989	96	+/-36	8.9%	+/-3.2
Built 1970 to 1979	92	+/-32	8.5%	+/-2.9
Built 1960 to 1969	92	+/-37	8.5%	+/-3.5
Built 1950 to 1959	195	+/-51	18.0%	+/-4.7
Built 1940 to 1949	73	+/-34	6.7%	+/-3.1

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	192	+/-53	17.7%	+/-4.6
ROOMS				
Total housing units	1,083	+/-72	1,083	(X)
1 room	0	+/-12	0.0%	+/-3.0
2 rooms	0	+/-12	0.0%	+/-3.0
3 rooms	26	+/-16	2.4%	+/-1.4
4 rooms	77	+/-34	7.1%	+/-3.0
5 rooms	132	+/-38	12.2%	+/-3.6
6 rooms	171	+/-52	15.8%	+/-4.8
7 rooms	143	+/-50	13.2%	+/-4.5
8 rooms	117	+/-39	10.8%	+/-3.6
9 rooms or more	417	+/-59	38.5%	+/-5.2
Median rooms	7.4	+/-0.5	(X)	(X)
BEDROOMS				
Total housing units	1,083	+/-72	1,083	(X)
No bedroom	0	+/-12	0.0%	+/-3.0
1 bedroom	40	+/-18	3.7%	+/-1.6
2 bedrooms	156	+/-40	14.4%	+/-3.7
3 bedrooms	416	+/-73	38.4%	+/-6.1
4 bedrooms	412	+/-69	38.0%	+/-5.7
5 or more bedrooms	59	+/-28	5.4%	+/-2.6
HOUSING TENURE				
Occupied housing units	1,034	+/-60	1,034	(X)
Owner-occupied	932	+/-67	90.1%	+/-3.2
Renter-occupied	102	+/-32	9.9%	+/-3.2
Average household size of owner-occupied unit	2.69	+/-0.17	(X)	(X)
Average household size of renter-occupied unit	2.70	+/-0.78	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	1,034	+/-60	1,034	(X)
Moved in 2015 or later	51	+/-31	4.9%	+/-3.1
Moved in 2010 to 2014	173	+/-48	16.7%	+/-4.6
Moved in 2000 to 2009	331	+/-59	32.0%	+/-5.6
Moved in 1990 to 1999	179	+/-38	17.3%	+/-3.5
Moved in 1980 to 1989	111	+/-37	10.7%	+/-3.4
Moved in 1979 and earlier	189	+/-49	18.3%	+/-4.5
VEHICLES AVAILABLE				
Occupied housing units	1,034	+/-60	1,034	(X)
No vehicles available	21	+/-16	2.0%	+/-1.5
1 vehicle available	157	+/-46	15.2%	+/-3.9
2 vehicles available	489	+/-64	47.3%	+/-5.9
3 or more vehicles available	367	+/-58	35.5%	+/-6.0
HOUSE HEATING FUEL				
Occupied housing units	1,034	+/-60	1,034	(X)
Utility gas	244	+/-48	23.6%	+/-4.6
Bottled, tank, or LP gas	150	+/-45	14.5%	+/-4.4
Electricity	62	+/-36	6.0%	+/-3.4
Fuel oil, kerosene, etc.	529	+/-81	51.2%	+/-7.2
Coal or coke	0	+/-12	0.0%	+/-3.1
Wood	41	+/-21	4.0%	+/-2.0
Solar energy	0	+/-12	0.0%	+/-3.1
Other fuel	8	+/-10	0.8%	+/-1.0
No fuel used	0	+/-12	0.0%	+/-3.1

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	1,034	+/-60	1,034	(X)
Lacking complete plumbing facilities	0	+/-12	0.0%	+/-3.1
Lacking complete kitchen facilities	0	+/-12	0.0%	+/-3.1
No telephone service available	6	+/-9	0.6%	+/-0.8
OCCUPANTS PER ROOM				
Occupied housing units	1,034	+/-60	1,034	(X)
1.00 or less	1,034	+/-60	100.0%	+/-3.1
1.01 to 1.50	0	+/-12	0.0%	+/-3.1
1.51 or more	0	+/-12	0.0%	+/-3.1
VALUE				
Owner-occupied units	932	+/-67	932	(X)
Less than \$50,000	24	+/-24	2.6%	+/-2.6
\$50,000 to \$99,999	11	+/-12	1.2%	+/-1.2
\$100,000 to \$149,999	16	+/-24	1.7%	+/-2.7
\$150,000 to \$199,999	16	+/-14	1.7%	+/-1.5
\$200,000 to \$299,999	183	+/-57	19.6%	+/-5.7
\$300,000 to \$499,999	330	+/-55	35.4%	+/-6.0
\$500,000 to \$999,999	319	+/-52	34.2%	+/-5.2
\$1,000,000 or more	33	+/-21	3.5%	+/-2.2
Median (dollars)	407,300	+/-41,443	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	932	+/-67	932	(X)
Housing units with a mortgage	641	+/-59	68.8%	+/-5.1
Housing units without a mortgage	291	+/-55	31.2%	+/-5.1
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	641	+/-59	641	(X)
Less than \$500	0	+/-12	0.0%	+/-4.9
\$500 to \$999	16	+/-12	2.5%	+/-1.8
\$1,000 to \$1,499	36	+/-29	5.6%	+/-4.6
\$1,500 to \$1,999	120	+/-44	18.7%	+/-6.4
\$2,000 to \$2,499	112	+/-43	17.5%	+/-6.6
\$2,500 to \$2,999	96	+/-37	15.0%	+/-5.5
\$3,000 or more	261	+/-45	40.7%	+/-6.8
Median (dollars)	2,690	+/-219	(X)	(X)
Housing units without a mortgage	291	+/-55	291	(X)
Less than \$250	5	+/-7	1.7%	+/-2.5
\$250 to \$399	21	+/-25	7.2%	+/-8.7
\$400 to \$599	14	+/-13	4.8%	+/-4.4
\$600 to \$799	84	+/-42	28.9%	+/-11.8
\$800 to \$999	32	+/-17	11.0%	+/-5.7
\$1,000 or more	135	+/-38	46.4%	+/-12.3
Median (dollars)	877	+/-286	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	641	+/-59	641	(X)
Less than 20.0 percent	267	+/-53	41.7%	+/-8.0
20.0 to 24.9 percent	90	+/-33	14.0%	+/-4.7
25.0 to 29.9 percent	41	+/-23	6.4%	+/-3.5
30.0 to 34.9 percent	70	+/-32	10.9%	+/-5.1
35.0 percent or more	173	+/-50	27.0%	+/-7.2

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	0	+/-12	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	286	+/-55	286	(X)
Less than 10.0 percent	83	+/-34	29.0%	+/-10.0
10.0 to 14.9 percent	32	+/-18	11.2%	+/-6.6
15.0 to 19.9 percent	49	+/-31	17.1%	+/-10.2
20.0 to 24.9 percent	20	+/-15	7.0%	+/-5.1
25.0 to 29.9 percent	21	+/-16	7.3%	+/-5.4
30.0 to 34.9 percent	27	+/-30	9.4%	+/-10.2
35.0 percent or more	54	+/-25	18.9%	+/-9.0
Not computed	5	+/-7	(X)	(X)
GROSS RENT				
Occupied units paying rent	97	+/-32	97	(X)
Less than \$500	0	+/-12	0.0%	+/-27.8
\$500 to \$999	20	+/-14	20.6%	+/-14.4
\$1,000 to \$1,499	25	+/-26	25.8%	+/-23.8
\$1,500 to \$1,999	28	+/-23	28.9%	+/-22.1
\$2,000 to \$2,499	16	+/-19	16.5%	+/-20.6
\$2,500 to \$2,999	0	+/-12	0.0%	+/-27.8
\$3,000 or more	8	+/-8	8.2%	+/-8.4
Median (dollars)	1,563	+/-319	(X)	(X)
No rent paid	5	+/-8	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	97	+/-32	97	(X)
Less than 15.0 percent	16	+/-22	16.5%	+/-22.4
15.0 to 19.9 percent	16	+/-20	16.5%	+/-22.2
20.0 to 24.9 percent	4	+/-7	4.1%	+/-7.3
25.0 to 29.9 percent	6	+/-9	6.2%	+/-8.6
30.0 to 34.9 percent	23	+/-26	23.7%	+/-25.3
35.0 percent or more	32	+/-18	33.0%	+/-18.1
Not computed	5	+/-8	(X)	(X)

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Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

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Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	2,781	+/-20	2,781	(X)
Male	1,336	+/-87	48.0%	+/-3.1
Female	1,445	+/-85	52.0%	+/-3.1
Sex ratio (males per 100 females)	92.5	+/-11.4	(X)	(X)
Under 5 years	145	+/-71	5.2%	+/-2.5
5 to 9 years	135	+/-47	4.9%	+/-1.7
10 to 14 years	188	+/-57	6.8%	+/-2.1
15 to 19 years	154	+/-70	5.5%	+/-2.5
20 to 24 years	136	+/-44	4.9%	+/-1.6
25 to 34 years	188	+/-69	6.8%	+/-2.5
35 to 44 years	380	+/-79	13.7%	+/-2.8
45 to 54 years	474	+/-86	17.0%	+/-3.1
55 to 59 years	216	+/-49	7.8%	+/-1.8
60 to 64 years	225	+/-56	8.1%	+/-2.0
65 to 74 years	326	+/-63	11.7%	+/-2.3
75 to 84 years	189	+/-50	6.8%	+/-1.8
85 years and over	25	+/-18	0.9%	+/-0.6
Median age (years)	45.9	+/-1.8	(X)	(X)
Under 18 years	580	+/-87	20.9%	+/-3.1
16 years and over	2,273	+/-92	81.7%	+/-3.3
18 years and over	2,201	+/-88	79.1%	+/-3.1
21 years and over	2,120	+/-88	76.2%	+/-3.1
62 years and over	644	+/-83	23.2%	+/-3.0
65 years and over	540	+/-69	19.4%	+/-2.5
18 years and over	2,201	+/-88	2,201	(X)
Male	1,106	+/-78	50.2%	+/-2.6
Female	1,095	+/-67	49.8%	+/-2.6
Sex ratio (males per 100 females)	101.0	+/-10.4	(X)	(X)

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
65 years and over	540	+/-69	540	(X)
Male	258	+/-50	47.8%	+/-6.4
Female	282	+/-47	52.2%	+/-6.4
Sex ratio (males per 100 females)	91.5	+/-23.6	(X)	(X)
RACE				
Total population	2,781	+/-20	2,781	(X)
One race	2,745	+/-42	98.7%	+/-1.3
Two or more races	36	+/-35	1.3%	+/-1.3
One race	2,745	+/-42	98.7%	+/-1.3
White	2,636	+/-74	94.8%	+/-2.5
Black or African American	33	+/-46	1.2%	+/-1.7
American Indian and Alaska Native	0	+/-12	0.0%	+/-1.2
Cherokee tribal grouping	0	+/-12	0.0%	+/-1.2
Chippewa tribal grouping	0	+/-12	0.0%	+/-1.2
Navajo tribal grouping	0	+/-12	0.0%	+/-1.2
Sioux tribal grouping	0	+/-12	0.0%	+/-1.2
Asian	61	+/-36	2.2%	+/-1.3
Asian Indian	10	+/-11	0.4%	+/-0.4
Chinese	18	+/-18	0.6%	+/-0.6
Filipino	0	+/-12	0.0%	+/-1.2
Japanese	4	+/-6	0.1%	+/-0.2
Korean	19	+/-22	0.7%	+/-0.8
Vietnamese	0	+/-12	0.0%	+/-1.2
Other Asian	10	+/-16	0.4%	+/-0.6
Native Hawaiian and Other Pacific Islander	0	+/-12	0.0%	+/-1.2
Native Hawaiian	0	+/-12	0.0%	+/-1.2
Guamanian or Chamorro	0	+/-12	0.0%	+/-1.2
Samoa	0	+/-12	0.0%	+/-1.2
Other Pacific Islander	0	+/-12	0.0%	+/-1.2
Some other race	15	+/-13	0.5%	+/-0.5
Two or more races	36	+/-35	1.3%	+/-1.3
White and Black or African American	6	+/-10	0.2%	+/-0.4
White and American Indian and Alaska Native	19	+/-25	0.7%	+/-0.9
White and Asian	11	+/-17	0.4%	+/-0.6
Black or African American and American Indian and Alaska Native	0	+/-12	0.0%	+/-1.2
Race alone or in combination with one or more other races				
Total population	2,781	+/-20	2,781	(X)
White	2,672	+/-60	96.1%	+/-2.0
Black or African American	39	+/-47	1.4%	+/-1.7
American Indian and Alaska Native	19	+/-25	0.7%	+/-0.9
Asian	72	+/-45	2.6%	+/-1.6
Native Hawaiian and Other Pacific Islander	0	+/-12	0.0%	+/-1.2
Some other race	15	+/-13	0.5%	+/-0.5
HISPANIC OR LATINO AND RACE				
Total population	2,781	+/-20	2,781	(X)
Hispanic or Latino (of any race)	88	+/-57	3.2%	+/-2.1
Mexican	27	+/-36	1.0%	+/-1.3
Puerto Rican	26	+/-35	0.9%	+/-1.3
Cuban	0	+/-12	0.0%	+/-1.2
Other Hispanic or Latino	35	+/-23	1.3%	+/-0.8
Not Hispanic or Latino	2,693	+/-57	96.8%	+/-2.1
White alone	2,558	+/-89	92.0%	+/-3.2
Black or African American alone	33	+/-46	1.2%	+/-1.7
American Indian and Alaska Native alone	0	+/-12	0.0%	+/-1.2

Subject	West Amwell township, Hunterdon County, New Jersey			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Asian alone	61	+/-36	2.2%	+/-1.3
Native Hawaiian and Other Pacific Islander alone	0	+/-12	0.0%	+/-1.2
Some other race alone	5	+/-7	0.2%	+/-0.2
Two or more races	36	+/-35	1.3%	+/-1.3
Two races including Some other race	0	+/-12	0.0%	+/-1.2
Two races excluding Some other race, and Three or more races	36	+/-35	1.3%	+/-1.3
Total housing units	1,083	+/-72	(X)	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	2,188	+/-88	2,188	(X)
Male	1,097	+/-78	50.1%	+/-2.6
Female	1,091	+/-67	49.9%	+/-2.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

Geography: West Amwell township, Hunterdon County, New Jersey

Subject	Number	Percent
SEX AND AGE		
Total population	3,840 ⁽⁶⁴⁶⁷¹⁴⁾	100.0
Under 5 years	139	3.6
5 to 9 years	189	4.9
10 to 14 years	190	4.9
15 to 19 years	233	6.1
20 to 24 years	337	8.8
25 to 29 years	232	6.0
30 to 34 years	224	5.8
35 to 39 years	317	8.3
40 to 44 years	383	10.0
45 to 49 years	383	10.0
50 to 54 years	301	7.8
55 to 59 years	265	6.9
60 to 64 years	210	5.5
65 to 69 years	150	3.9
70 to 74 years	123	3.2
75 to 79 years	80	2.1
80 to 84 years	49	1.3
85 years and over	35	0.9
Median age (years)	40.8	(X)
16 years and over	3,282	85.5
18 years and over	3,207	83.5
21 years and over	3,017	78.6
62 years and over	547	14.2
65 years and over	437	11.4
Male population		
Under 5 years	79	2.1
5 to 9 years	104	2.7
10 to 14 years	92	2.4
15 to 19 years	149	3.9
20 to 24 years	276	7.2
25 to 29 years	179	4.7
30 to 34 years	147	3.8
35 to 39 years	200	5.2
40 to 44 years	226	5.9
45 to 49 years	228	5.9
50 to 54 years	173	4.5
55 to 59 years	153	4.0
60 to 64 years	115	3.0

Subject	Number	Percent
65 to 69 years	74	1.9
70 to 74 years	63	1.6
75 to 79 years	33	0.9
80 to 84 years	25	0.7
85 years and over	19	0.5
Median age (years)	38.5	(X)
16 years and over	2,035	53.0
18 years and over	1,999	52.1
21 years and over	1,852	48.2
62 years and over	280	7.3
65 years and over	214	5.6
Female population	1,505	39.2
Under 5 years	60	1.6
5 to 9 years	85	2.2
10 to 14 years	98	2.6
15 to 19 years	84	2.2
20 to 24 years	61	1.6
25 to 29 years	53	1.4
30 to 34 years	77	2.0
35 to 39 years	117	3.0
40 to 44 years	157	4.1
45 to 49 years	155	4.0
50 to 54 years	128	3.3
55 to 59 years	112	2.9
60 to 64 years	95	2.5
65 to 69 years	76	2.0
70 to 74 years	60	1.6
75 to 79 years	47	1.2
80 to 84 years	24	0.6
85 years and over	16	0.4
Median age (years)	43.9	(X)
16 years and over	1,247	32.5
18 years and over	1,208	31.5
21 years and over	1,165	30.3
62 years and over	267	7.0
65 years and over	223	5.8
RACE		
Total population	3,840 ⁽⁶⁴⁶⁷¹⁴⁾	100.0
One Race	3,788	98.6
White	3,171	82.6
Black or African American	514	13.4
American Indian and Alaska Native	2	0.1
Asian	56	1.5
Asian Indian	12	0.3
Chinese	18	0.5
Filipino	8	0.2
Japanese	3	0.1
Korean	5	0.1
Vietnamese	0	0.0
Other Asian [1]	10	0.3
Native Hawaiian and Other Pacific Islander	2	0.1
Native Hawaiian	2	0.1
Guamanian or Chamorro	0	0.0
Samoan	0	0.0

Subject	Number	Percent
Other Pacific Islander [2]	0	0.0
Some Other Race	43	1.1
Two or More Races	52	1.4
White; American Indian and Alaska Native [3]	7	0.2
White; Asian [3]	13	0.3
White; Black or African American [3]	15	0.4
White; Some Other Race [3]	5	0.1
Race alone or in combination with one or more other races: [4]		
White	3,213	83.7
Black or African American	540	14.1
American Indian and Alaska Native	11	0.3
Asian	70	1.8
Native Hawaiian and Other Pacific Islander	5	0.1
Some Other Race	55	1.4
HISPANIC OR LATINO		
Total population	3,840 ⁽⁶⁴⁶⁷¹⁴⁾	100.0
Hispanic or Latino (of any race)	186	4.8
Mexican	47	1.2
Puerto Rican	74	1.9
Cuban	6	0.2
Other Hispanic or Latino [5]	59	1.5
Not Hispanic or Latino	3,654	95.2
HISPANIC OR LATINO AND RACE		
Total population	3,840 ⁽⁶⁴⁶⁷¹⁴⁾	100.0
Hispanic or Latino	186	4.8
White alone	114	3.0
Black or African American alone	17	0.4
American Indian and Alaska Native alone	1	0.0
Asian alone	1	0.0
Native Hawaiian and Other Pacific Islander alone	1	0.0
Some Other Race alone	40	1.0
Two or More Races	12	0.3
Not Hispanic or Latino	3,654	95.2
White alone	3,057	79.6
Black or African American alone	497	12.9
American Indian and Alaska Native alone	1	0.0
Asian alone	55	1.4
Native Hawaiian and Other Pacific Islander alone	1	0.0
Some Other Race alone	3	0.1
Two or More Races	40	1.0
RELATIONSHIP		
Total population	3,840 ⁽⁶⁴⁶⁷¹⁴⁾	100.0
In households	2,842	74.0
Householder	1,102	28.7
Spouse [6]	737	19.2
Child	811	21.1
Own child under 18 years	609	15.9
Other relatives	89	2.3
Under 18 years	19	0.5
65 years and over	22	0.6
Nonrelatives	103	2.7
Under 18 years	5	0.1
65 years and over	4	0.1
Unmarried partner	52	1.4
In group quarters	998 ⁽²⁶⁶⁰³⁾	26.0

Subject	Number	Percent
Institutionalized population	998	26.0
Male	887	23.1
Female	111	2.9
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY TYPE		
Total households	1,102	100.0
Family households (families) [7]	839	76.1
With own children under 18 years	341	30.9
Husband-wife family	737	66.9
With own children under 18 years	298	27.0
Male householder, no wife present	45	4.1
With own children under 18 years	14	1.3
Female householder, no husband present	57	5.2
With own children under 18 years	29	2.6
Nonfamily households [7]	263	23.9
Householder living alone	215	19.5
Male	113	10.3
65 years and over	38	3.4
Female	102	9.3
65 years and over	63	5.7
Households with individuals under 18 years	354	32.1
Households with individuals 65 years and over	305	27.7
Average household size	2.58	(X)
Average family size [7]	2.95	(X)
HOUSING OCCUPANCY		
Total housing units	1,157	100.0
Occupied housing units	1,102	95.2
Vacant housing units	55	4.8
For rent	9	0.8
Rented, not occupied	4	0.3
For sale only	8	0.7
Sold, not occupied	2	0.2
For seasonal, recreational, or occasional use	12	1.0
All other vacants	20	1.7
Homeowner vacancy rate (percent) [8]	0.8	(X)
Rental vacancy rate (percent) [9]	5.6	(X)
HOUSING TENURE		
Occupied housing units	1,102	100.0
Owner-occupied housing units	954	86.6
Population in owner-occupied housing units	2,516	(X)
Average household size of owner-occupied units	2.64	(X)
Renter-occupied housing units	148	13.4
Population in renter-occupied housing units	326	(X)
Average household size of renter-occupied units	2.20	(X)

- (r46714) This count has been revised.
Revised count: **2,842**
Revision date: **04-19-2013**
For more information, see 2010 Census Count Question Resolution.
- (r26603) This count has been revised.
Revised count: **0**
Revision date: **04-19-2013**

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tables P5, P6, P8, P12, P13, P17, P19, P20, P25, P29, P31, P34, P37, P43, PCT5, PCT8, PCT11, PCT12, PCT19, PCT23, PCT24, H3, H4, H5, H11, H12, and H16.

Source: U.S. Census Bureau, 2010 Census.

NJSDC-P2000-3

NJSDC 2000 CENSUS PUBLICATION

**NEW JERSEY POPULATION TRENDS
1790 TO 2000**



State of New Jersey
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Albert G. Kroll, Commissioner

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August 2001

Table 6. New Jersey Resident Population by Municipality: 1940 - 2000

HUNTERDON County							
MUNICIPALITY	1940	1950	1960	1970	1980	1990	2000
Alexandria township	1,186	1,369	1,629	2,127	2,798	3,594	4,698
Bethlehem township	791	857	1,090	1,385	3,045	3,104	3,820
Bloomsbury borough	704	722	838	879	864	890	886
Califon borough	572	623	777	970	1,023	1,073	1,055
Clinton town	1,066	1,118	1,158	1,742	1,910	2,054	2,632
Clinton township	2,349	2,926	3,770	5,119	7,345	10,816	12,957
Delaware township	1,756	2,031	2,485	3,249	3,816	4,512	4,478
East Amwell township	1,218	1,525	1,981	2,568	3,468	4,332	4,455
Flemington borough	2,617	3,058	3,232	3,917	4,132	4,047	4,200
Franklin township	1,211	1,255	1,777	2,154	2,294	2,851	2,990
Frenchtown borough	1,238	1,305	1,340	1,459	1,573	1,528	1,488
Glen Gardner borough	536	654	787	874	834	1,665	1,902
Hampton borough	864	975	1,135	1,386	1,614	1,515	1,546
High Bridge borough	1,781	1,854	2,148	2,606	3,435	3,886	3,776
Holland township	1,150	1,341	2,495	3,587	4,593	4,892	5,124
Kingwood township	1,253	1,320	1,841	2,294	2,772	3,325	3,782
Lambertville city	4,447	4,477	4,269	4,359	4,044	3,927	3,868
Lebanon borough	638	752	880	885	820	1,036	1,065
Lebanon township	1,437	1,971	2,841	4,235	5,459	5,679	5,816
Milford borough	933	1,012	1,114	1,230	1,368	1,273	1,195
Raritan township	2,158	2,814	4,545	6,934	8,292	15,616	19,809
Readington township	2,905	4,080	6,147	7,688	10,855	13,400	15,803
Stockton borough	478	488	520	619	643	629	560
Tewksbury township	1,200	1,439	1,908	2,959	4,094	4,803	5,541
Union township	1,303	1,557	1,717	2,351	3,971	5,078	6,160
West Amwell township	975	1,213	1,683	2,142	2,299	2,251	2,383
HUNTERDON COUNTY	36,766	42,736	54,107	69,718	87,361	107,776	121,989

SOURCE: US Censuses of Population and Housing.

Appendix A - 2045 Demographic Projections

For this 2045 RTP update, NJTPA updated and extended the demographic (population, household, and employment) forecasts for the region. These forecasts were created in consultation with our regional and county partners and used NJTPA's updated Demographic and Employment Forecast Model (DEFM) to help allocate county level forecasts to the local level. The process for developing forecasts was split into two processes: the creation of county-level forecasts and the allocation of those forecasts to a Traffic Analysis Zone (TAZ) and municipal level.

County-Level Forecasts

The county-level forecasts were based on updated modeling completed in early 2015 by the New York Metropolitan Transportation Council (NYMTC) in partnership with the NJTPA.

Employment forecasts were created by first creating a 2013 benchmark based largely on the Bureau of Labor Statistics (BLS) Current Employment Statistics with other data sources (e.g. Census data) used to supplement the results based on known deficiencies in the BLS data. Forecasts were created by averaging the third party forecasts from three sources: IHS-Global Insight, Moody's, and the Bureau of Labor Statistics (BLS) and applying the changes derived from these forecasts to the benchmark. Population forecasts were derived from a cohort component analysis based on estimates of births, deaths and net migration. The analysis looked at current rates, recent trends and labor demand, to help determine the appropriate rates of change for each of these population components. Household forecasts were based on applying historical age-based household formation rates to age-based population estimates.

Except for New York City, NYMTC's analysis did not consider land use constraints. Therefore, after consultation with county planners and regional agency partners, the resultant county level forecasts were shifted between counties based on known limitations (e.g., Highlands building constraints) and made use of analysis work completed for the 2040 forecast efforts to help with these adjustments. Recent development pattern changes (e.g., high growth in Urban Core, lower growth in west) were incorporated during this adjustment process. Testing was performed to examine the travel pattern implications of the forecasts, particularly Trans-Hudson travel.

The county-level forecasts were sent to county planners and regional agencies late 2014 with final agreement reached in February 2015.

Allocation of county-level forecasts to the TAZ and Municipal levels

Once the county-level control total forecasts are established, they need to be allocated to the TAZ and municipal levels. NJTPA uses the Demographic Employment Forecast Model (DEFM), enhanced in 2011, to help with the allocation process. The model uses historical census data, land use data, anticipated development data, density estimates, and travel demand model information to allocate growth in the region. During the summer 2015, NJTPA requested detailed zoning and development information from each sub-region to help with the process of allocating the county-level control totals to the TAZ and municipal levels.

The allocation process is an iterative process that involves a great deal of GIS and spreadsheet analysis. Since the available data is different among counties, the analysis process varies slightly between counties but, in general, involves estimating current land uses (including eliminating preserved areas) and estimating residential and employment densities that can be applied to future growth in available vacant land and redevelopment areas. The DEFM allocates growth based on the characteristics of each TAZ, (e.g., historical growth rates, available land, transit/highway connectedness). Known developments are also considered in the allocation process. The model results are evaluated for reasonableness and adjustments are made when necessary. These draft forecasts are reviewed by county planners and regional agencies for reasonableness and adjustments are made based on their input. Agreement is reached when all reviewers find the forecasts reasonable.

The following tables show the updated 2045 household, population and employment forecasts by county and municipality.

County	Municipality Code	Municipality Name	2015 Population	2045 Population	Annualized % Population Change 2015-2045	2015 Households	2045 Households	Annualized % Household Change 2015-2045	2015 Employment	2045 Employment	Annualized % Employment Change 2015-2045
Bergen	3400300700	Allendale borough	6,674	7,335	0.3%	2,262	2,483	0.3%	2,836	3,064	0.3%
Bergen	3400301090	Alpine borough	1,849	1,849	0.0%	611	611	0.0%	415	415	0.0%
Bergen	3400305170	Bergenfield borough	27,181	29,602	0.3%	8,890	9,682	0.3%	4,025	4,694	0.5%
Bergen	3400306490	Bogota borough	8,284	9,397	0.4%	2,773	3,136	0.4%	1,015	1,336	0.9%
Bergen	3400310480	Carlstadt borough	6,224	6,833	0.3%	2,384	2,607	0.3%	12,855	13,455	0.2%
Bergen	3400313570	Cliffside Park borough	23,891	25,675	0.2%	9,955	10,685	0.2%	2,804	3,323	0.6%
Bergen	3400313810	Closter borough	8,533	9,040	0.2%	2,762	2,943	0.2%	3,020	5,249	1.9%
Bergen	3400315820	Cresskill borough	8,795	9,449	0.2%	3,037	3,258	0.2%	3,182	3,396	0.2%
Bergen	3400317530	Demarest borough	4,981	5,497	0.3%	1,608	1,771	0.3%	896	1,037	0.5%
Bergen	3400318400	Dumont borough	17,736	19,148	0.3%	6,379	6,875	0.2%	2,089	2,462	0.5%
Bergen	3400319510	East Rutherford borough	9,105	9,626	0.2%	3,822	4,065	0.2%	11,991	24,173	2.4%
Bergen	3400320020	Edgewater borough	11,944	13,740	0.5%	5,753	6,577	0.4%	4,862	5,648	0.5%
Bergen	3400321300	Elmwood Park borough	19,820	22,087	0.4%	7,085	7,879	0.4%	8,985	9,823	0.3%
Bergen	3400321450	Emerson borough	7,561	8,263	0.3%	2,500	2,726	0.3%	2,508	2,729	0.3%
Bergen	3400321480	Englewood city	27,753	30,631	0.3%	10,142	11,246	0.3%	15,193	16,218	0.2%
Bergen	3400321510	Englewood Cliffs borough	5,366	5,883	0.3%	1,830	2,000	0.3%	9,065	9,576	0.2%
Bergen	3400322470	Fair Lawn borough	33,524	36,933	0.3%	12,115	13,424	0.3%	12,344	13,447	0.3%
Bergen	3400322560	Fairview borough	14,061	15,149	0.2%	4,868	5,236	0.2%	2,535	2,829	0.4%
Bergen	3400324420	Fort Lee borough	39,521	43,747	0.3%	17,752	20,099	0.4%	15,545	16,820	0.3%
Bergen	3400324990	Franklin Lakes borough	10,844	11,853	0.3%	3,561	4,096	0.5%	8,165	8,480	0.1%
Bergen	3400325770	Garfield city	31,258	34,888	0.4%	11,206	12,641	0.4%	5,942	6,943	0.5%
Bergen	3400326640	Glen Rock borough	11,838	13,129	0.3%	3,944	4,364	0.3%	2,821	3,208	0.4%
Bergen	3400328680	Hackensack city	43,768	50,013	0.4%	18,222	21,288	0.5%	42,488	45,032	0.2%
Bergen	3400330150	Harrington Park borough	4,764	5,263	0.3%	1,604	1,767	0.3%	1,111	1,344	0.6%
Bergen	3400330420	Hasbrouck Heights borough	12,055	13,228	0.3%	4,453	4,875	0.3%	4,038	4,442	0.3%
Bergen	3400330540	Haworth borough	3,474	4,025	0.5%	1,124	1,299	0.5%	823	992	0.6%
Bergen	3400331920	Hillsdale borough	10,456	11,676	0.4%	3,525	3,927	0.4%	2,426	2,796	0.5%
Bergen	3400332310	Ho-Ho-Kus borough	4,195	4,702	0.4%	1,421	1,594	0.4%	1,162	1,334	0.5%
Bergen	3400340020	Leonia borough	9,118	10,047	0.3%	3,306	3,635	0.3%	2,409	2,710	0.4%
Bergen	3400340680	Little Ferry borough	10,765	11,656	0.3%	4,245	4,590	0.3%	2,983	3,287	0.3%
Bergen	3400341100	Lodi borough	24,553	26,831	0.3%	9,508	10,365	0.3%	5,674	6,416	0.4%
Bergen	3400342090	Lyndhurst township	21,039	23,989	0.4%	8,415	9,756	0.5%	11,080	12,004	0.3%
Bergen	3400342750	Mahwah township	26,358	28,193	0.2%	9,547	10,320	0.3%	15,587	19,698	0.8%
Bergen	3400344880	Maywood borough	9,776	11,170	0.4%	3,682	4,195	0.4%	3,090	3,588	0.5%
Bergen	3400346110	Midland Park borough	7,265	7,885	0.3%	2,772	3,002	0.3%	3,754	4,003	0.2%
Bergen	3400347610	Montvale borough	8,067	8,896	0.3%	2,816	3,099	0.3%	11,055	11,543	0.1%
Bergen	3400347700	Moonachie borough	2,776	3,247	0.5%	1,016	1,183	0.5%	5,614	5,903	0.2%
Bergen	3400351660	New Milford borough	16,644	18,344	0.3%	6,172	6,771	0.3%	2,482	2,977	0.6%
Bergen	3400352320	North Arlington borough	15,626	17,079	0.3%	6,308	6,879	0.3%	3,013	3,490	0.5%
Bergen	3400353430	Northvale borough	4,757	5,224	0.3%	1,580	1,732	0.3%	3,816	4,222	0.3%
Bergen	3400353610	Norwood borough	5,836	6,339	0.3%	1,943	2,107	0.3%	1,909	2,066	0.3%

Essex	3401364590	Roseland borough	5,836	6,673	0.4%	2,385	2,790	0.5%	12,693	13,399	0.2%
Essex	3401369274	South Orange Village township	16,245	18,650	0.5%	5,611	6,686	0.6%	7,676	8,673	0.4%
Essex	3401375815	Verona township	13,352	15,373	0.5%	5,407	6,379	0.6%	4,486	5,211	0.5%
Essex	3401378510	West Caldwell township	10,789	12,001	0.4%	3,980	4,558	0.5%	10,129	10,870	0.2%
Essex	3401379800	West Orange township	46,314	53,287	0.5%	17,079	20,174	0.6%	15,687	18,193	0.5%
Hudson	3401703580	Bayonne city	65,606	70,939	0.3%	26,332	28,639	0.3%	17,966	22,208	0.7%
Hudson	3401719360	East Newark borough	2,781	2,993	0.2%	880	954	0.3%	537	740	1.1%
Hudson	3401728650	Guttenberg town	11,443	12,000	0.2%	4,592	4,848	0.2%	1,506	2,061	1.1%
Hudson	3401730210	Harrison town	15,157	30,165	2.3%	5,384	12,056	2.7%	5,784	13,067	2.8%
Hudson	3401732250	Hoboken city	52,899	55,899	0.2%	26,571	28,164	0.2%	23,485	27,076	0.5%
Hudson	3401736000	Jersey City city	260,335	369,381	1.2%	102,340	155,876	1.4%	130,189	160,912	0.7%
Hudson	3401736510	Kearny town	41,693	44,757	0.2%	13,869	15,029	0.3%	15,754	18,717	0.6%
Hudson	3401752470	North Bergen township	62,374	67,599	0.3%	22,755	24,777	0.3%	23,028	26,727	0.5%
Hudson	3401766570	Secaucus town	18,147	19,910	0.3%	7,052	7,813	0.3%	42,859	45,764	0.2%
Hudson	3401774630	Union City city	68,390	71,954	0.2%	23,587	24,947	0.2%	14,050	17,293	0.7%
Hudson	3401777930	Weehawken township	13,706	14,868	0.3%	6,264	6,851	0.3%	8,219	9,596	0.5%
Hudson	3401779610	West New York town	52,236	55,219	0.2%	19,834	21,114	0.2%	9,425	11,891	0.8%
Hunterdon	3401900550	Alexandria township	4,915	5,325	0.3%	1,800	2,024	0.4%	991	1,240	0.7%
Hunterdon	3401905650	Bethlehem township	3,961	4,029	0.1%	1,376	1,415	0.1%	2,385	2,432	0.1%
Hunterdon	3401906370	Bloomsbury borough	867	894	0.1%	345	361	0.2%	418	436	0.1%
Hunterdon	3401909280	Califon borough	1,074	1,105	0.1%	403	422	0.1%	211	227	0.3%
Hunterdon	3401913720	Clinton town	2,715	2,819	0.1%	1,082	1,146	0.2%	3,066	3,152	0.1%
Hunterdon	3401913750	Clinton township	13,444	14,093	0.2%	4,677	5,002	0.2%	5,061	5,431	0.2%
Hunterdon	3401917170	Delaware township	4,540	5,202	0.5%	1,831	2,243	0.7%	750	1,218	1.6%
Hunterdon	3401918820	East Amwell township	3,994	4,500	0.4%	1,554	1,853	0.6%	1,169	1,512	0.9%
Hunterdon	3401923700	Flemington borough	4,576	4,692	0.1%	1,858	1,973	0.2%	9,069	9,214	0.1%
Hunterdon	3401924870	Franklin township	3,290	3,774	0.5%	1,179	1,453	0.7%	1,544	1,860	0.6%
Hunterdon	3401925350	Frenchtown borough	1,383	1,426	0.1%	613	642	0.2%	502	531	0.2%
Hunterdon	3401926550	Glen Gardner borough	1,702	1,735	0.1%	786	811	0.1%	88	104	0.6%
Hunterdon	3401929460	Hampton borough	1,398	1,435	0.1%	584	607	0.1%	273	293	0.2%
Hunterdon	3401931320	High Bridge borough	3,674	3,757	0.1%	1,459	1,511	0.1%	953	998	0.2%
Hunterdon	3401932460	Holland township	5,272	5,633	0.2%	2,019	2,224	0.3%	883	1,106	0.8%
Hunterdon	3401937065	Kingwood township	3,968	4,728	0.6%	1,502	1,970	0.9%	982	1,512	1.4%
Hunterdon	3401938610	Lambertville city	3,902	3,980	0.1%	2,005	2,066	0.1%	1,487	1,541	0.1%
Hunterdon	3401939630	Lebanon borough	1,550	1,645	0.2%	669	740	0.3%	1,820	1,900	0.1%
Hunterdon	3401939660	Lebanon township	6,558	6,558	0.0%	2,351	2,351	0.0%	1,429	1,431	0.0%
Hunterdon	3401946260	Milford borough	1,231	1,272	0.1%	532	559	0.2%	259	285	0.3%
Hunterdon	3401961920	Raritan township	22,131	23,108	0.1%	8,249	8,774	0.2%	9,681	10,287	0.2%
Hunterdon	3401962250	Readington township	16,461	17,419	0.2%	6,205	6,910	0.4%	8,101	10,140	0.8%
Hunterdon	3401970980	Stockton borough	537	561	0.1%	243	259	0.2%	158	175	0.3%
Hunterdon	3401972510	Tewksbury township	5,966	6,257	0.2%	2,241	2,401	0.2%	2,444	2,627	0.2%
Hunterdon	3401974420	Union township	5,893	6,064	0.1%	1,794	1,871	0.1%	1,139	1,216	0.2%
Hunterdon	3401978230	West Amwell township	2,963	3,419	0.5%	1,130	1,399	0.7%	966	1,279	0.9%
Middlesex	3402310750	Carteret borough	23,358	26,829	0.5%	7,693	9,024	0.5%	7,688	8,713	0.4%
Middlesex	3402315550	Cranbury township	4,037	5,128	0.8%	1,361	1,811	1.0%	7,933	10,766	1.0%
Middlesex	3402318490	Dunellen borough	7,313	8,318	0.4%	2,566	2,964	0.5%	985	1,243	0.8%