



Engineering & Design

# 2026 Amended Housing Element & Fair Share Plan

Borough of Hillsdale

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Prepared for:

Borough of Hillsdale

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# 2026 Amended Housing Element & Fair Share Plan

Borough of Hillsdale

Bergen County, New Jersey

Adopted by the Planning Board: January 27, 2026

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The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

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## I. Introduction

According to the New Jersey Fair Housing Act, a Housing Plan Element shall be designed to meet the municipality's fair share of its region's present and prospective housing needs, with particular attention to low- and moderate-income housing.

Affordable housing in New Jersey has a long, convoluted history dating back to 1975, when the New Jersey Supreme Court ruled that each municipality within the State has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. This landmark decision is commonly referred to as Mount Laurel I, as the defendant was the Township of Mount Laurel. In 1983, the New Jersey Supreme Court upheld its Mount Laurel I decision and created builder's remedy as a means of enforcement (known as Mount Laurel II). In response to the court decisions, the Fair Housing Act (FHA) was adopted in 1985, which provided an administrative process for municipal compliance. The FHA also created the Council on Affordable Housing (COAH), which was responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process. The first round of affordable housing spanned from 1987 to 1993. This was followed by the second round from 1993 to 1999.

The third round of affordable housing commenced in 1999, but COAH failed to establish new affordable housing obligations. Several lawsuits were filed between 2008 and 2015 regarding the obligation. Ultimately, on March 10, 2015, the Supreme Court ruled that COAH failed to act and as a result, the Courts assumed jurisdiction over the Fair Housing Act. The decision and accompanying Order ("March 2015 Order") divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The transitional process created by the Supreme Court tracked the Fair Housing Act procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before-calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, towns that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most towns concluded the process with a judgment of repose and compliance. As a result of COAH's inability to function, the third round period spanned from 1999 to 2025.

Then, on March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the

process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 (“Amended FHA”) charged the Department of Community Affairs (“DCA”) with the preparation of fourth round obligations and set forth aggressive timelines for compliance. In October of 2024, DCA published a report on its calculations of regional need and municipal present (Rehabilitation Obligation) and prospective (Fourth Round Obligation) fair share obligations. The Report is entitled “Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background”. The DCA calculated Hillsdale’s present need obligation as 0 and its prospective need obligation as 220. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025.

On January 28, 2025, the Borough Council adopted Resolution 25057 accepting the DCA’s calculations of the Borough’s present obligation and committing to a modified prospective need obligation of 171. The Resolution maintained the Borough’s ability to adjust the prospective need based on a lack of water, sewer, land, etc. The Borough of Hillsdale also filed a Complaint for Declaratory Judgment on January 29, 2025, as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window the New Jersey Builders Association filed an objection, challenging the Borough’s Prospective Need obligation. Mediation was held on March 28, 2025, and when mediation efforts failed, a “session” was held by Program Member Judge Julio Mendez (retired). Judge Mendez’s “Program Recommendation Statement of Reasons” was issued on April 17, 2025, which recommended a Prospective Need Obligation of 190.

This is the Borough of Hillsdale’s Housing Element and Fair Share Plan (“HEFSP”) for the period between 2025 and 2035, known as the Fourth Round. Hillsdale seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules<sup>1</sup>, Third Round Rules<sup>2</sup> (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior (First and Second Round) Obligations (1987-1999)
3. Third Round Obligation (1999 – 2025)
4. Fourth Round Obligation (2025-2035)

## Affordable Housing History

A summary of Hillsdale’s historic affordable housing timeline is included below:

- **October 13, 1999** | Hillsdale petitioned COAH for Second Round Substantive Certification
  - The HEFSP addressed the 1987-1999 cumulative need of 118 units, consisting of 111 new construction units and 7 rehabilitation units.
- **October 19, 2001** | COAH issued a Compliance Report.

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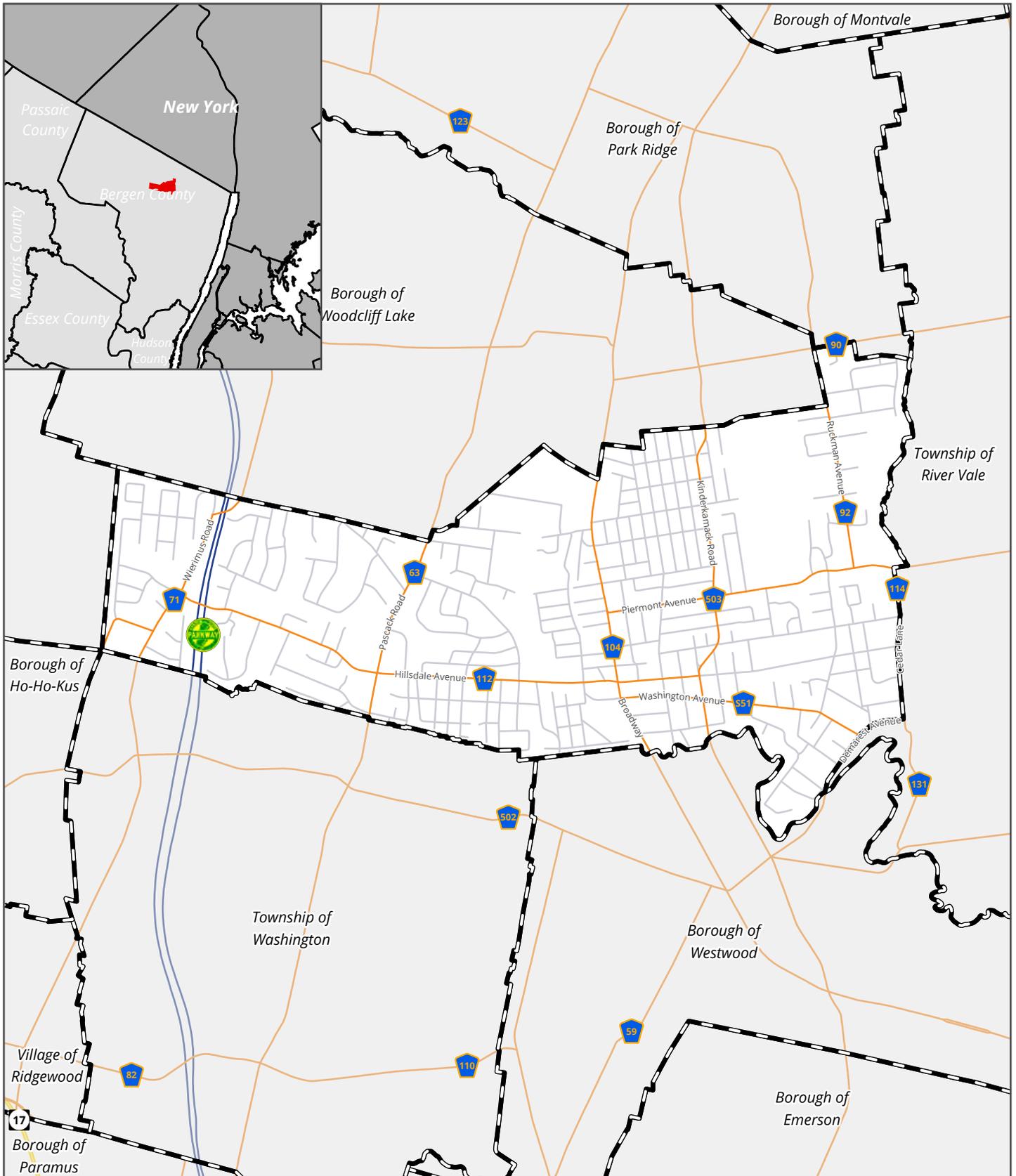
<sup>1</sup> NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules. They can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

<sup>2</sup>NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

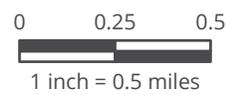
- **November 7, 2001** | COAH granted Hillsdale Second Round Substantive Certification via Resolution #195-99 (see Appendix A).
- **May 10, 2007** | Hillsdale petitioned COAH for Third Round Substantive Certification.
  - Planning Board adopted the HEFSP on May 2, 2007 and the Council endorsed the document on May 8, 2007. COAH did not approve or deny the petition.
- **November 7, 2007** | Second Round Substantive Certification expired.
- **December 23, 2008** | Hillsdale petitioned COAH for Third Round Substantive Certification.
  - Planning Board adopted on November 25, 2008 and the Council endorsed the document on December 9, 2008. COAH deemed the petition complete on January 12, 2009. Public comments were received until March 3, 2009. The petition was not approved or denied by COAH.
- **June 16, 2015** | Hillsdale filed a Declaratory Judgment Action seeking to comply with its constitutional mandate to provide affordable housing in accordance with the March 10, 2015 New Jersey Supreme Court Order.
- **October 10, 2017** | Borough executed a Settlement Agreement with FSHC (see Appendix B).
- **September 25, 2019** | Final Judgment of Compliance and Repose issued by Judge Farrington (see Appendix C).
- **January 28, 2025** | Borough Council adopted Resolution 25057 committing to Fourth Round obligations (see Appendix D).
- **January 29, 2025** | Complaint for Declaratory Judgment filed for the Fourth Round obligations (see Appendix E).
- **April 17, 2025** | Judge Mendez’s “Program Recommendation Statement of Reasons” issued/entered (see Appendix F).
- **June 24, 2025** | Planning Board adopts 2025 Housing Element & Fair Share Plan.
- **June 25, 2025** | Council endorses 2025 Housing Element & Fair Share Plan.
- **June 26, 2025** | Adopted 2025 Housing Element & Fair Share Plan (“2025 HEFSP”) submitted to the Affordable Housing Dispute Resolution Program via eCourts.
- **August 20, 2025** | Fair Share Housing Center files a challenge to the Borough’s 2025 HEFSP.
- **October 30, 2025** | Affordable Housing Dispute Resolution Program mediation held.
- **December 23, 2025** | Borough approves resolution authorizing execution of a Mediation Agreement with FSHC (see Appendix T).

## Municipal Summary

The Borough of Hillsdale is located in Bergen County and encompasses almost three-square miles. Hillsdale is one of eight municipalities located in the “Pascack Valley”, which is named for the Pascack Brook that defines the area. Hillsdale’s downtown is centered at the intersection of Broadway and



**REGIONAL LOCATION**  
**BOROUGH OF HILLSDALE**  
 BERGEN COUNTY, NEW JERSEY



This map was developed using GIS digital data from NJDOT and NJGIN, but this secondary product has not been verified and is not state-authorized.

Hillsdale Avenue. The municipality is served by the New Jersey Transit Pascack Valley passenger rail line, which connects the Borough to Spring Valley, New York and Hoboken, New Jersey. The Borough is also served by New Jersey Transit bus service, which connects residents to the Port Authority Bus Terminal. Hillsdale is surrounded by the Borough of Woodcliff Lake, Borough of Park Ridge, Township of River Vale, Borough of Westwood, Township of Washington and Borough of Saddle River. See the map on page 4 for the regional location of the Borough.

Between 2010 and 2020, Hillsdale’s population decreased slightly from 10,219 to 10,143 residents, which is a decline of 79 residents (0.7%).<sup>3</sup> It should be noted that the 2022 American Community Survey (“ACS”), which is the most recent Survey available, estimates Hillsdale’s population at only 10,125 residents.<sup>4</sup> Looking into the future, the North Jersey Transportation Planning Authority (“NJTPA”) projects that the Borough will grow to 12,081 residents by the year 2050.<sup>5</sup>

### Affordable Housing Obligation

The Borough of Hillsdale has agreed to a Rehabilitation Obligation of 0 units. The Borough’s Prior Round Obligation (“PRO”), as indicated by its Second Round Substantive Certification (see Appendix A) is 111. Hillsdale agreed to a 234-unit Third Round Obligation (“TRO”). However, the Borough conducted a Vacant Land Adjustment (“VLA”) analysis using tax information and environmental data to determine a Realistic Development Potential (“RDP”) of 35 units for the TRO, which was approved by the Court. The RDP subtracted from the TRO results in an Unmet Need of 199 units.

Hillsdale’s Fourth Round Obligation (“FRO”) is 190 as recommended by the Program. However, the Borough remains land constrained and consequently prepared an updated VLA. The Fourth Round VLA results in an RDP of 4 for the FRO.

The chart below illustrates the Borough’s four-part obligation.

**Affordable Housing Obligation**

	Rehabilitation	Prior Round 1987 - 1999	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	0	111	234	190
RDP			35	4
Unmet Need			199	186

The Borough has relied on NJAC 5:93-4.2 and the Amended FHA to determine the Borough's RDP for the Fourth Round. Chapter XI. details the results of the Fourth Round VLA.

### Borough Goal

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with

<sup>3</sup> Information sourced from Historical Population Trends in Bergen County 1900-2020.

<https://co.bergen.nj.us/planning-engineering-regional-planning-transportationdata-resources-and-technology/census-data>, accessed June 11, 2025.

<sup>4</sup> Information sourced from <https://data.census.gov/>, accessed June 11, 2025.

<sup>5</sup> Information sourced from NJTPA Plan 2050, Appendix E, “Demographic Forecasts”, <https://www.njtpa.org/plan2050>, accessed June 11, 2025.

the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character, scale, and density of the Borough of Hillsdale.

# HOUSING ELEMENT

Borough of Hillsdale

## II. Content of Housing Element

The Amended 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 Municipal Land Use Law (“MLUL”), specifically NJSA 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multi-generational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable

housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

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

Chapters III. through IX. address a. through i. above except for the determination of the Borough's affordable housing obligation (subsection e.) and the Highlands Council (subsection h.). Hillsdale's four-part obligation is discussed in Chapter XI. Additionally, Hillsdale is not within the jurisdiction of the Highlands Council and, as a result, subsection h. is not applicable.

### III. Hillsdale’s Population Demographics

Between 1900 and 1970, the Borough of Hillsdale saw rapid growth from a population of 891 to 11,768. Most notably during the 1950s, the population more than doubled from 4,127 to 8,734 residents. However, the Borough’s population declined by about 17% between 1970 and 1990. Since 1990, the Borough has seen modest, but steady growth to 10,219 residents by 2010. However, the 2020 Census reported a population of 10,143, which is a slight decline. As of the 2022 ACS, Hillsdale has an estimated 10,125 residents.

#### Population Growth

Year	Population	Change	Percent
1900	891	---	---
1910	1,072	181	20.3%
1920	1,720	648	60.4%
1930	2,959	1,239	72.0%
1940	3,438	479	16.2%
1950	4,127	689	20.0%
1960	8,734	4,607	111.6%
1970	11,768	3,034	34.7%
1980	10,495	-1,273	-10.8%
1990	9,750	-745	-7.1%
2000	10,087	337	3.5%
2010	10,219	132	1.3%
2020	10,143	-76	-0.7%

Source: Historical Population Trends in Bergen County 1900-2020  
<https://co.bergen.nj.us/planning-engineering-regional-planning-transportationdata-resources-and-technology/census-data>

The NJTPA projects that the Borough’s population will grow to 12,0810 residents by 2050 from their baseline 2015 population of 10,428. This represents an increase of 1,653 residents, or an average increase of approximately 47 residents annually over 35 years. It should be noted that the 2020 Decennial Census reported Hillsdale’s population to be 10,143. Utilizing this population, the Borough would need to gain 1,938 residents over the next 30 years, which translates to approximately 65 residents annually.

#### Population Projection

Year	Population	Change	Percent
2015	10,428	---	---
2020	10,143	-285	-2.7%
2050	12,081	1,938	19.1%

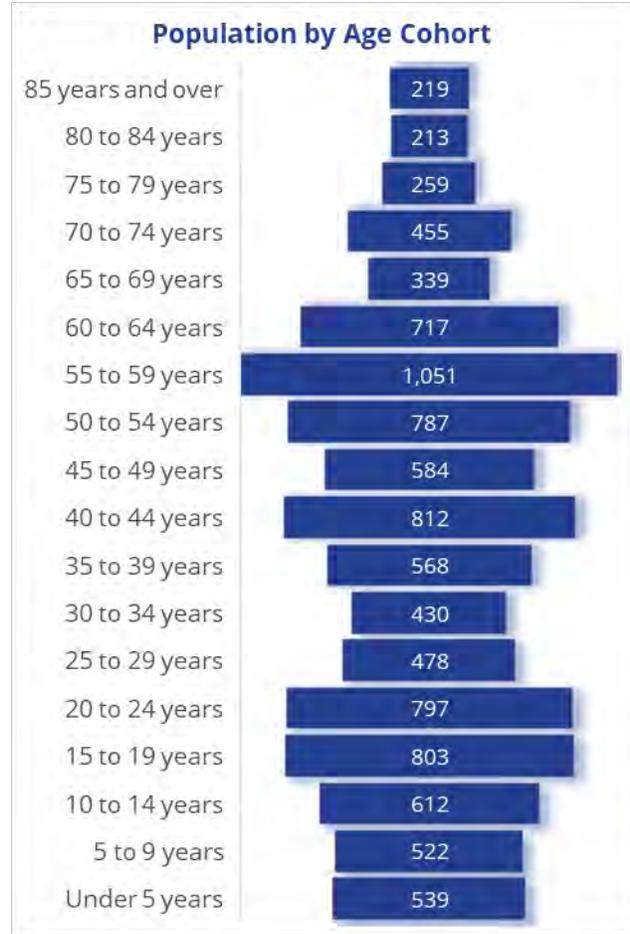
Source: NJTPA Plan 2050, Appendix E, Historical Population Trends in Bergen County 1900-2020  
<https://www.njtpa.org/NJTPA/media/Documents/Planning/Plans-Guidance/Planning%20for%202050/draft%20final/E-2050-Demographic-Forecasts.pdf>

## Age Distribution of Population

The 2022 ACS estimates 14.6% of Hillsdale’s population was 65 years or older, while 24.3% of the population was 19 years or younger. The largest age cohort was estimated to be those aged 55 to 59 years, which comprised 10.3% (1,051) of the Borough’s population. Residents aged 40 to 44 years comprised the second-largest age cohort at 8.0% (812) of the population, followed by those aged 15 to 19 years at 7.9% (803) of the population. Residents aged 20 to 24 years comprised 7.8% of the population with 797 residents. The median age was estimated at 42.2 years in the 2022 ACS. See the table and chart below for further details.

Age	Total	Percent
85 years and over	219	2.2%
80 to 84 years	213	2.1%
75 to 79 years	259	2.5%
70 to 74 years	455	4.5%
65 to 69 years	339	3.3%
60 to 64 years	717	7.0%
55 to 59 years	1,051	10.3%
50 to 54 years	787	7.7%
45 to 49 years	584	5.7%
40 to 44 years	812	8.0%
35 to 39 years	568	5.6%
30 to 34 years	430	4.2%
25 to 29 years	478	4.7%
20 to 24 years	797	7.8%
15 to 19 years	803	7.9%
10 to 14 years	612	6.0%
5 to 9 years	522	5.1%
Under 5 years	539	5.3%
<b>Total</b>	<b>10,185</b>	<b>100%</b>

Source: 2022 ACS Table S0101



## Household Size & Type

According to the 2022 ACS, Hillsdale had 3,416 households. A majority were married-couple families, which comprised over 67% of all households. Of those, 1,011 had children under 18 years old. Female householders with no spouse present comprised over 19% of all households, while male householders with no spouse present comprised 9.7%. Of all households with no spouse present, 54 had children under the age of 18 (1.5%), while 527 were living alone (15.4%). See the table on the following page for complete details.

### Household Type

Type	Number	Percent
Married-couple family	2,303	67.4%
with children under 18	1,011	29.6%
Cohabiting couple	130	3.8%
with children under 18	13	0.4%
Male householder, no spouse	332	9.7%
with children under 18	8	0.2%
living alone	175	5.1%
Female householder, no spouse	651	19.1%
with children under 18	46	1.3%
living alone	352	10.3%
<b>Total</b>	<b>3,416</b>	<b>100%</b>

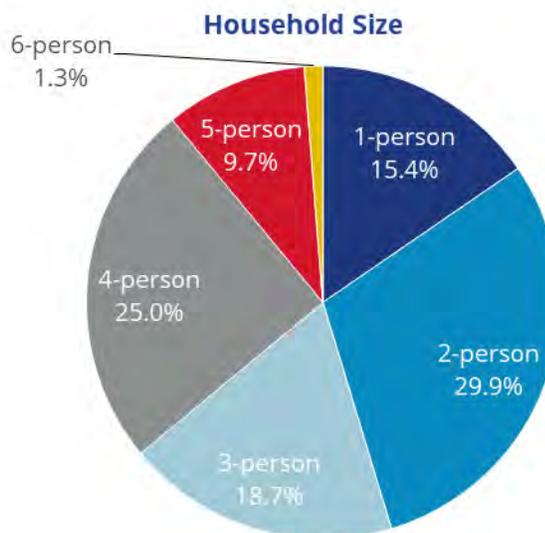
Source: 2022 ACS Table DP02

Two-person households, which comprised 29.9% of Hillsdale’s households, were estimated to be the most common household size according to the 2022 ACS. Second-most common were four-person households, representing 25% of all households. Finally, three-person household comprised 18.7% of the 3,416 households in Hillsdale. It should be noted that 15.4%, or 527 households, contained only one person. The table and pie chart below graphically illustrate the household size composition in Hillsdale. Additionally, the 2022 ACS estimated the average household size at 2.95 persons, which is slightly higher than the 2.92 persons reported in the 2010 Census.

### Household Size

Size	Total	Percent
1-person	527	15.4%
2-person	1,021	29.9%
3-person	638	18.7%
4-person	855	25.0%
5-person	332	9.7%
6-person	43	1.3%
7+ person	0	0.0%
<b>Total</b>	<b>3,416</b>	<b>100%</b>

Source: 2022 ACS Table B11016



### Income & Poverty Status

The 2022 ACS estimated the median household income for the Borough of Hillsdale to be \$175,802, which is \$57,000+ higher than Bergen County’s and nearly \$79,000 more than the State’s. Similarly, the median family income for Hillsdale was estimated at \$198,176, which is almost \$54,000 greater than the County’s and nearly \$79,000 greater than the State’s. Finally, the Borough’s per capita

income was estimated at \$66,663, which is greater than the County's and the State's. Based on this data, residents of Hillsdale fare financially better than residents of Bergen County and New Jersey.

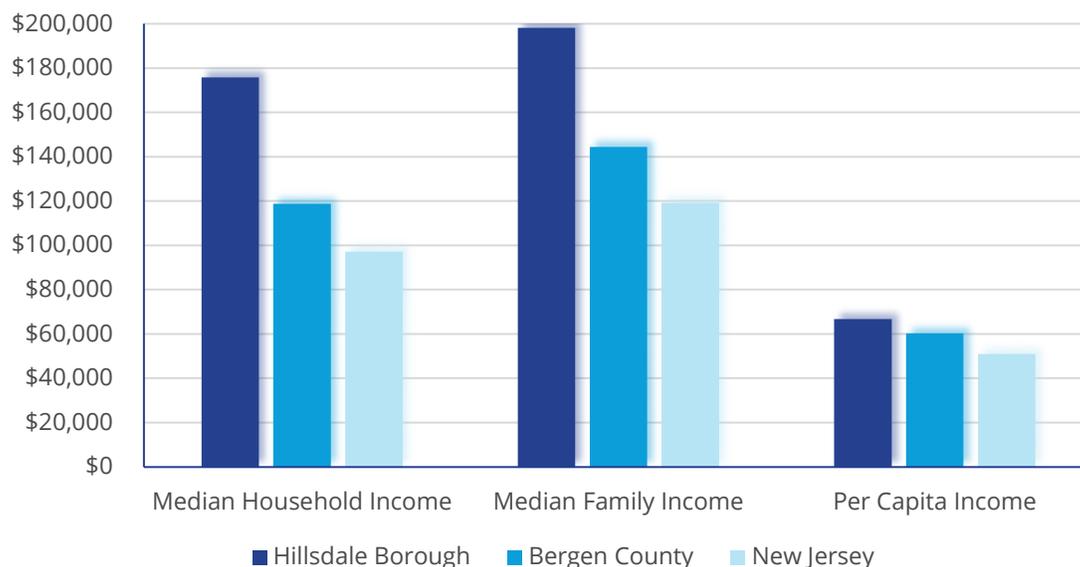
Hillsdale's poverty rate for individuals was estimated at 3.1%, which is less than half that of the County's and less than one-third of the State's. Similarly, the Borough's poverty rate for families was estimated at 1.7%, which is three times less than the County's and four times less than the State's. The table and bar chart below provide a comparison between income and poverty characteristics.

### Income and Poverty Characteristics

Income Type	Hillsdale Borough	Bergen County	New Jersey
Median Household Income	\$175,802	\$118,714	\$97,126
Median Family Income	\$198,176	\$144,348	\$119,240
Per Capita Income	\$66,663	\$60,222	\$50,995
Poverty Status (Percent of People)	3.1%	6.8%	9.7%
Poverty Status (Percent of Families)	1.7%	5.2%	6.9%

Source: 2022 ACS Table DP03

### Income Characteristics



According to the 2022 ACS, more than 42% of households in Hillsdale (1,438) earn over \$200,000 annually. Households earning \$150,000 to \$199,999 comprised 16.5% of households (562). In total, nearly 72% or 2,448 households in Hillsdale had an income of \$100,000 or more. Only 57.3% of households in Bergen County and only 48.7% of households in New Jersey earned \$100,000 or more according to the 2022 ACS. It should be noted that 9.4% of households in Hillsdale earned less than \$50,000. See the table on the following page for additional details.

**Household Income**

Income Range	Hillsdale Borough		Bergen County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	92	2.7%	11,292	3.2%	139,920	4.1%
\$10,000 to \$14,999	34	1.0%	7,640	2.2%	102,608	3.0%
\$15,000 to \$24,999	77	2.3%	14,611	4.2%	185,476	5.4%
\$25,000 to \$34,999	17	0.5%	17,170	4.9%	196,998	5.7%
\$35,000 to \$49,999	100	2.9%	24,037	6.9%	281,264	8.2%
\$50,000 to \$74,999	391	11.4%	40,351	11.5%	455,543	13.2%
\$75,000 to \$99,999	257	7.5%	35,009	10.0%	397,730	11.6%
\$100,000 to \$149,999	448	13.1%	62,655	17.9%	620,335	18.0%
\$150,000 to \$199,999	562	16.5%	45,184	12.9%	396,837	11.5%
\$200,000 or more	1,438	42.1%	92,894	26.5%	661,451	19.2%
<b>Total</b>	<b>3,416</b>	<b>100%</b>	<b>350,843</b>	<b>100%</b>	<b>3,438,162</b>	<b>100%</b>

Source: 2022 ACS Table DP03

## IV. Hillsdale's Housing Demographics

### Housing Type

The 2022 ACS estimated the Borough's housing stock at 3,525 units. Single-family detached dwellings comprised a majority of the housing stock with 2,997 units or 85% of all dwellings. Single-family attached dwellings (e.g. townhomes) comprised 188 units or 5.3% of the housing stock, while two-family dwellings comprised 113 units or 3.2% of the housing stock. The Borough contains a limited number of residential structures with three or more units. However, 122 units (3.5%) are present in a building with 20 or more residential units. See the table below for details. Of the estimated 3,525 units in 2022, 135 units/bed or roughly 3.8% of the housing stock is affordable.

**Housing Units in Structure**

Structure	Number of Units	Percent
1-unit, detached	2,997	85.0%
1-unit, attached	188	5.3%
2 units	113	3.2%
3 or 4 units	14	0.4%
5 to 9 units	50	1.4%
10 to 19 units	41	1.2%
20 or more units	122	3.5%
Mobile Home	0	0.0%
Other (boat, RV, van, etc.)	0	0.0%
<b>Total</b>	<b>3,525</b>	<b>100%</b>

Source: 2022 ACS Table DP04

### Occupancy Status

Of the 3,525 residential units, 3,416 units, or 97.2% of the housing stock, was occupied. This includes 3,102 owner-occupied units and 314 rental units. The 99 vacant units include properties listed for rent or for sale, sold but not occupied units, and units classified as "other". See the table on the following page for details.

### Occupancy Status

Status	Units	Percent
Occupied Total	3,416	97.2%
<i>Owner Occupied</i>	3,102	90.8%
<i>Renter Occupied</i>	314	9.2%
Vacant Total	99	2.8%
<i>For rent</i>	23	23.2%
<i>Rented, not occupied</i>	0	0.0%
<i>For Sale</i>	28	28.3%
<i>Sold, not occupied</i>	40	40.4%
<i>Seasonal</i>	0	0.0%
<i>For migrant workers</i>	0	0.0%
<i>Other</i>	8	8.1%
<b>Total</b>	<b>3,515</b>	<b>100%</b>

Source: 2022 ACS Tables DP04 & B25004

The 2022 ACS estimated the average household size in Hillsdale was 2.95 persons, while the average family size was 3.31 persons. Comparing tenure, the average owner-occupied household was 2.99 persons, while the average renter-occupied household was 2.52 persons.

### Value & Rent of Housing Stock

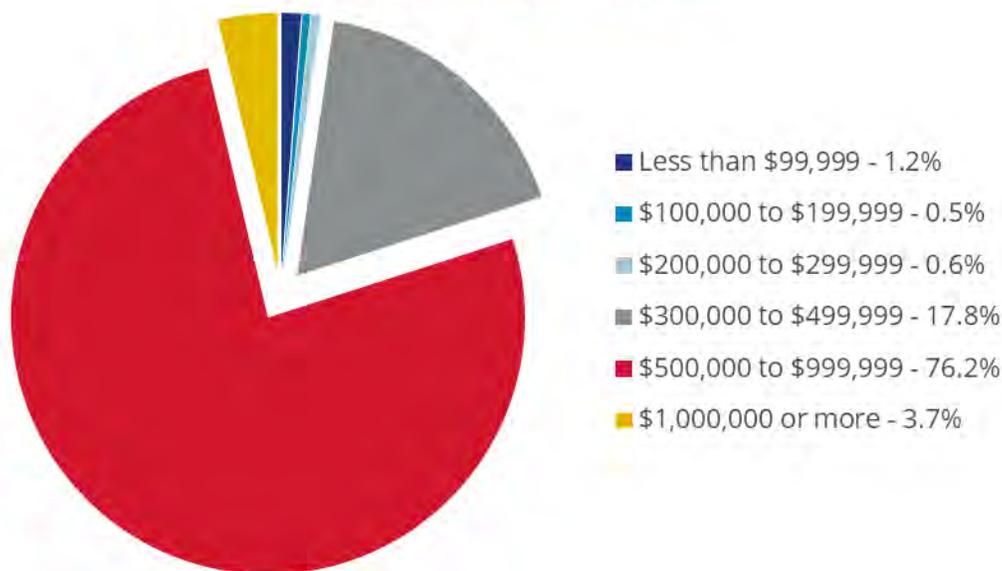
The 2022 ACS provided estimates for owner-occupied housing units in Hillsdale. According to the data, an overwhelming majority of homes in the Borough are worth more than \$500,000 (79.9%). This includes 116 homes (3.7%) worth over \$1 million. On the opposite end of the spectrum, only 2.3% of homes are valued at less than \$300,000. The median home value estimated in the 2022 ACS was \$636,600. See the table below and chart on the following page.

### Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	38	1.2%
\$100,000 to \$199,999	15	0.5%
\$200,000 to \$299,999	18	0.6%
\$300,000 to \$499,999	551	17.8%
\$500,000 to \$999,999	2,364	76.2%
\$1,000,000 or more	116	3.7%
<b>Total</b>	<b>3,102</b>	<b>100%</b>
Median Value	\$636,600	

Source: 2022 ACS Table DP04

### Value of Owner Occupied Units



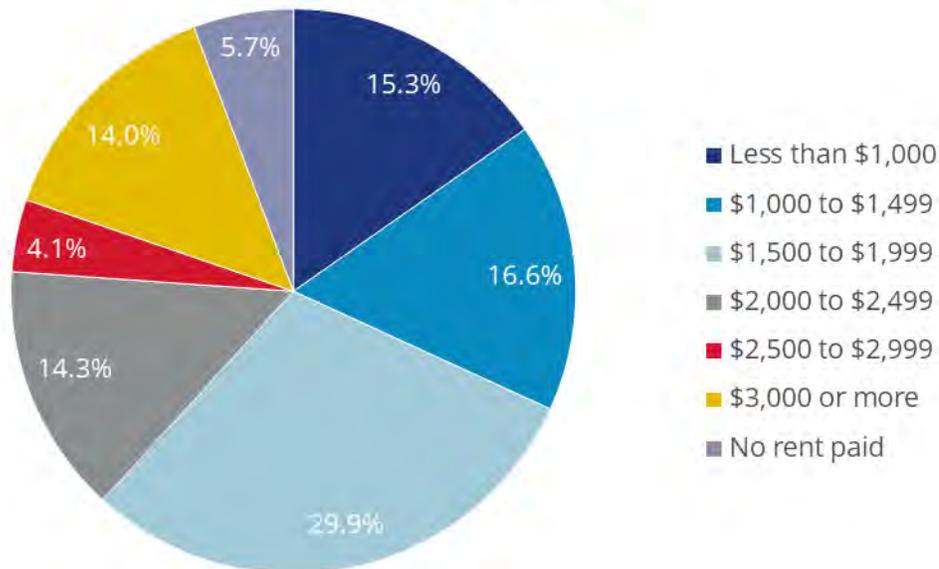
The median rent in the Borough was estimated at \$1,755 per the 2022 ACS. Looking at the rent range for the Borough’s 314 rental units, most fall in between \$1,500 and \$1,999 per month (94 units). Units that cost less than \$1,000 per month comprised 15.3% of rentals (48), while 45 units cost between \$2,000 and \$2,499 per month. Another 44 units rented for \$3,000 or more per month. It should be noted 18 rental units were estimated to have no rent. See the table below and the chart on the following page for more information.

### Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	48	15.3%
\$1,000 to \$1,499	52	16.6%
\$1,500 to \$1,999	94	29.9%
\$2,000 to \$2,499	45	14.3%
\$2,500 to \$2,999	13	4.1%
\$3,000 or more	44	14.0%
No rent paid	18	5.7%
<b>Total</b>	<b>314</b>	<b>100%</b>
Median (in dollars)	\$1,755	

Source: 2022 ACS Table DP04

**Cost of Rentals**



### Condition and Age of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low- and moderate-income households. Most of the Census indicators available at the municipal level indicate a sound housing stock. All homes within Hillsdale contain complete plumbing and kitchen facilities and have an adequate heating source.

**Condition of Housing Stock**

Condition	Number of Units	Percent
Lack of complete plumbing	0	0.0%
Lack of complete kitchen	0	0.0%
Lack of telephone service	8	0.2%
Lack of adequate heat	0	0.0%
<b>Total Housing Stock</b>	<b>3,416</b>	<b>0.2%</b>

Source: 2022 ACS Table DP04

Housing with 1.01 or more persons per room (excluding bathrooms and kitchens) is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development.<sup>6</sup> According to the 2022 ACS, of the Borough's 3,416 occupied housing units, only seven contained 1.01 to 1.5 persons per room. However, no units were estimated to have 1.51 or more persons per room. The seven units may be considered overcrowded.

<sup>6</sup> <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding#:~:text=The%20U.S.%20Census%20defines%20an,room%20are%20considered%20severely%20overcrowded>. Accessed April 3, 2025.

**Occupants Per Room**

Occupants	Number of Units	Percent
1.00 or less	3,409	99.8%
1.01 to 1.50	7	0.2%
1.51 or more	0	0.0%
<b>Total</b>	<b>3,416</b>	<b>100%</b>

Source: 2022 ACS Table DP04

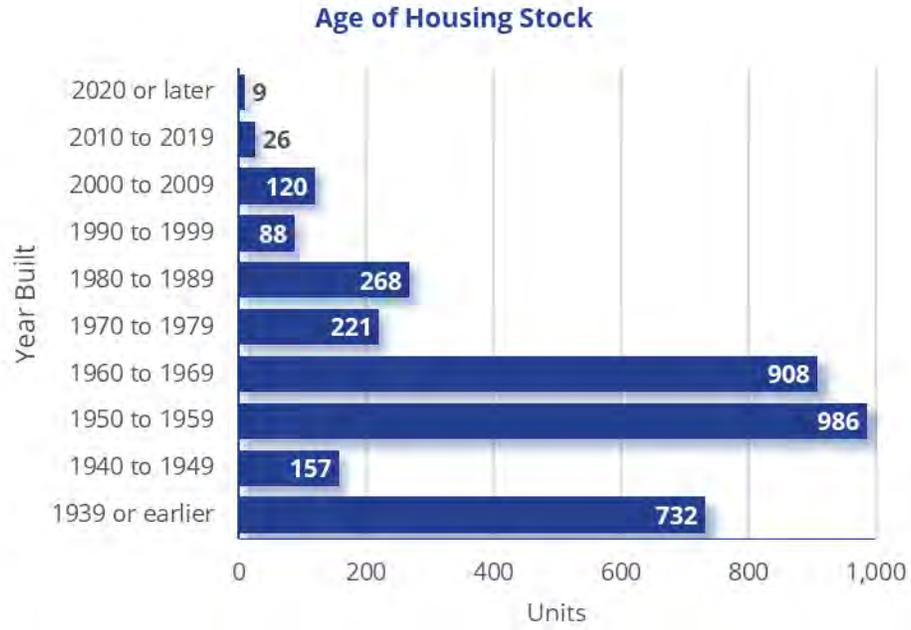
The table below and bar graph on page 20 provide the 2022 ACS estimates for the age of housing units in Hillsdale. An estimated 2,783 units, or 79.2%, of the Borough’s housing stock were constructed prior to 1970. Over 28% of units were constructed in the 1950s, while nearly 26% were constructed in the 1960s. Additionally, 20.8% of homes were constructed before 1940. Residential development has slowed since 1970 where only 221 homes were built in the 1970s and 268 were built in the 1980s. Since 2010, only 35 homes have been constructed. See the table below and chart on the following page for more details. The Borough’s Rehabilitation Obligation is zero units, reflecting the relatively good condition of these older homes.

It should be noted that the “2020 or later” line item may be inaccurate. The New Jersey Department of Community Affairs’ (“DCA”), Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development. We have reviewed the data from the State for 2020 through May of 2024 and only seven certificates of occupancy have been issued for new residential units, including single-family, two-family, and multi-family units, since the beginning of 2020.

**Age of Housing Stock**

Year Built	Number of Units	Percent
1939 or earlier	732	20.8%
1940 to 1949	157	4.5%
1950 to 1959	986	28.1%
1960 to 1969	908	25.8%
1970 to 1979	221	6.3%
1980 to 1989	268	7.6%
1990 to 1999	88	2.5%
2000 to 2009	120	3.4%
2010 to 2019	26	0.7%
2020 or later	9	0.3%
<b>Total</b>	<b>3,515</b>	<b>100%</b>

Source: 2022 ACS Table DP04



## V. Hillsdale’s Employment Demographics

The 2022 ACS estimated that Hillsdale had 5,990 residents over the age of 16 in the workforce. Of those, 5,819 (97.1%) were employed, which translates to a 2.9% unemployment rate. A majority of workers were private wage and salary worker (77.6%). However, 17% were workers employed by the government and 2.4% were self-employed. See the table below for details.

**Class of Workers**

Class	Workers	Percent
Private wage and salary workers	4,646	77.6%
Government workers	1,020	17.0%
Self-employed workers	144	2.4%
Unpaid family workers	9	0.2%
<b>Total employed residents</b>	<b>5,819</b>	<b>97.1%</b>
Total unemployed residents	171	2.9%
<b>Total residents in workforce</b>	<b>5,990</b>	<b>100%</b>

Source: 2022 ACS Table DP03

### Occupational Characteristics

The 2022 ACS estimated 3,395 workers were employed in management, business, science, and arts fields, which represents 58.3% of the Borough’s employed residents. Sales and office workers totaled 21.5% of employed residents, while 11.4% were employed in service positions. See the table below for details.

**Occupation of Employed Population**

Occupation	Workers	Percent
Management, business, science, & arts	3,395	58.3%
Service	666	11.4%
Sales & office	1,250	21.5%
Natural resources, construction, & maintenance	304	5.2%
Production, transportation, & material moving	204	3.5%
<b>Total</b>	<b>5,819</b>	<b>100%</b>

Source: 2022 ACS Table DP03

### Employment Projections

NJTPA’s Plan 2050 estimates that the number of available jobs in Hillsdale will increase from 2,300 reported in 2015 to 2,863 in 2050. This represents an increase of 563 jobs, or an average annual increase of 16 jobs.

### Employment Projection

Year	Jobs	Change	Percent
2015	2,300	---	---
2050	2,863	563	24.5%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts, <https://www.njtpa.org/plan2050>

### 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 through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2022. According to the data, there were 1,346 private sector jobs within the Borough, which were provided by an average of 229 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (agriculture, manufacturing, transportation/warehousing, etc.) The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2022 QCEW document reported that Hillsdale had an average of 1,630 private-sector jobs provided by 247 employers, including the redacted data. Additionally, the QCEW data reflects employment within Hillsdale, regardless of where the employee lives.

Based on the 2022 QCEW data provided, the retail trade industry contained the largest number of jobs in the Borough with an average of 405 jobs (30.1%). These jobs were provided by 31 employers, which is the second-largest industry of employers in Hillsdale. The health/social industry had the largest number of employers (37), but the fifth highest number of average jobs (127). The accommodations/food industry had an average of 258 jobs (second highest) provided by 19 employers (sixth highest). In the public sector, the 2022 QCEW Municipal Report indicated that there was one federal government employer, which had an average of only two employees and six local government employers, which had an average of 507 jobs. This included five local government education employers providing an average of 385 jobs. See the table on the following page for data on each industry sector.

**Private and Public Sector Employment (2022)**

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Agriculture	-	-	-	-	-
Construction	33	14.4%	131	9.7%	\$61,257
Manufacturing	-	-	-	-	-
Wholesale Trade	8	3.5%	50	3.7%	\$119,727
Retail Trade	31	13.5%	405	30.1%	\$39,367
Transportation/Warehousing	-	-	-	-	-
Information	-	-	-	-	-
Finance/Insurance	10	4.4%	34	2.5%	\$81,266
Real Estate	-	-	-	-	-
Professional/Technical	19	8.3%	44	3.3%	\$84,862
Admin/Waste Remediation	21	9.2%	86	6.4%	\$51,671
Education	5	2.2%	41	3.0%	\$7,412
Health/Social	37	16.2%	127	9.4%	\$42,385
Arts/Entertainment	-	-	-	-	-
Accommodations/Food	19	8.3%	258	19.2%	\$24,696
Other Services	29	12.7%	157	11.7%	\$42,653
Unclassifieds	17	7.4%	13	1.0%	\$72,526
<b>Private Sector Total</b>	<b>229</b>	<b>100%</b>	<b>1,346</b>	<b>100%</b>	<b>\$45,359</b>
Federal Government	1		2		\$71,695
Local Government	6		507		\$75,569
Local Government Education	5	2.1%	385	20.8%	\$83,963
<b>Public Sector Total</b>	<b>7</b>	<b>3%</b>	<b>509</b>	<b>27%</b>	<b>\$77,076</b>

Source: The table values above are sourced from the NJDLWD's QCEW 2022 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

**Travel Time to Work**

The 2022 ACS collected data regarding employed resident's commute time. The most common commute time was between 15 and 19 minutes, which was made by 809 workers. A commute between 10 and 14 minutes followed close behind with 807 workers. Rounding off the top three was a commute of 20 to 24 minutes, which was reported by 544 workers. The mean travel time was estimated at 27.2 minutes. It should be noted that 584 workers reported a commute of more than one hour. Additionally, 1,112 workers, or 19.1% of all the Borough's employed residents, reported they worked from home. See the table and chart on the following page for additional details.

### Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	272	6.0%
5 to 9	355	7.9%
10 to 14	807	17.9%
15 to 19	809	17.9%
20 to 24	544	12.0%
25 to 29	195	4.3%
30 to 34	437	9.7%
35 to 39	193	4.3%
40 to 44	118	2.6%
45 to 59	201	4.5%
60 to 89	335	7.4%
90 or more	249	5.5%
<b>Total</b>	<b>4,515</b>	<b>100.0%</b>

Source: 2022 ACS Table B08303

### Commute Time



## VI. Projection of Housing Stock

As per the MLUL, specifically NJSA 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 DCA Division of Codes and Standards' website provides data on building permits, certificates of occupancy ("CO"), and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and CO information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Borough's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, residential COs have been issued at a relatively stable rate between 2013 and 2020 with one or two certificates issued each year. However, it should be noted that six COs were issued in 2022. Over the past 12 years, 18 COs for residential units were issued. During the same period, a total of 26 demolition permits were issued. Therefore, there was actually a reduction of eight residential units in the Borough of Hillsdale since 2013.

**Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)**

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	2	1	1	1	1	2	2	1	0	6	0	1	18
Demolitions	2	1	1	5	6	1	2	2	4	0	1	1	26
<b>Net Development</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-4</b>	<b>-5</b>	<b>1</b>	<b>0</b>	<b>-1</b>	<b>-4</b>	<b>6</b>	<b>-1</b>	<b>0</b>	<b>-8</b>

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, the Borough presently has one single-family home and one group home (which is a single-family home) that have been approved, with permits issued and the homes are under construction. Additionally, 256 rental units have been approved at 131-145 Patterson Street (Patterson Street Urban Renewal aka Claremont). Furthermore, there are three multi-family developments that have not received approvals and are anticipated to be completed by the end of the Fourth Round. Finally, projected development was based on historic development patterns as shown in the previous table.

The Borough anticipates issuing 356 new COs between now and the end of the Fourth Round in 2035. Nearly all of the anticipated COs come from the expected inclusionary developments detailed in Chapter XII. (Patterson Street Urban Renewal (Claremont), 100-101 West Street, Bank of America, and Verizon).

### Projection of Residential Development

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total	
Projected Development	1	1	2	0	1	2	0	1	2	1	2	13	
Approved Development with Permits Issued and Under Construction												258	
33 Beechwood Drive	1												1
40 Central Avenue		1											1
Patterson Street Urban Renewal (Claremont)	256												256
Future Projects												85	
100-101 West Street				18									18
Bank of America									27				27
Verizon										40		40	
<b>Total</b>	<b>257</b>	<b>3</b>	<b>2</b>	<b>18</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>29</b>	<b>41</b>	<b>2</b>	<b>356</b>	

Of the 356 new residences projected to be built between now and 2035, 35 are anticipated to be reserved for low- and moderate-income households. See the table below for further details.

### Projection of Affordable Units

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total	
Approved Development with Permits Issued and Under Construction												21	
40 Central Avenue	1												1
Patterson Street Urban Renewal (Claremont)	20												20
Future Projects												14	
100-101 West Street				4									4
Bank of America									4				4
Verizon										6		6	
<b>Total</b>	<b>20</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>35</b>	

## VII. Capacity for Fair Share

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

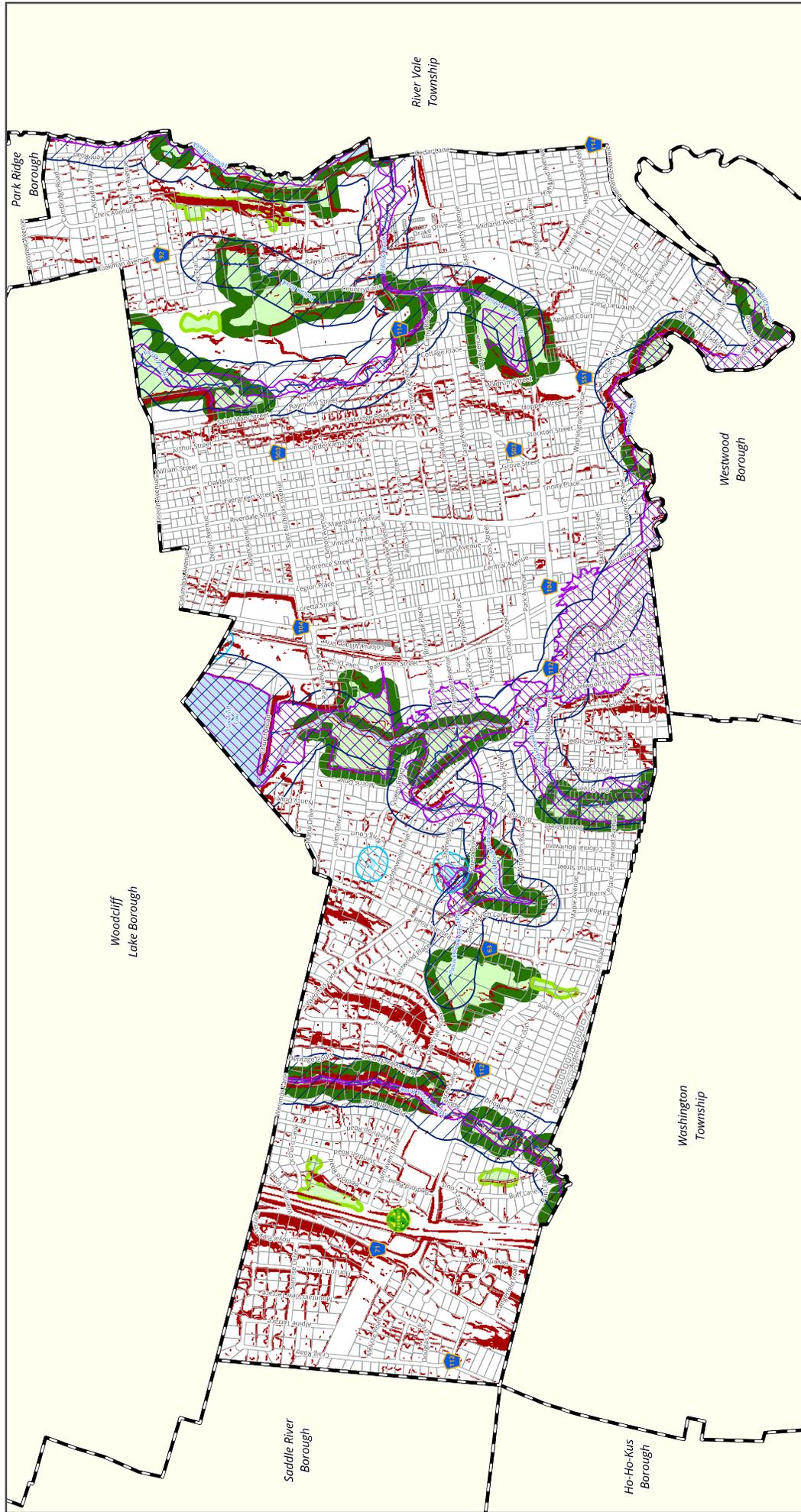
- The Borough's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing.
- Lands 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

Hillsdale's capacity to accommodate its present and prospective affordable housing need is determined by three components – available land, water capacity, and sewer availability and capacity. Note that land development is limited by environmental features, parcel size, easements (conservation, sewer, water, etc.), and municipal regulations. In total, 813.81 acres of Hillsdale, or 43.33% of the Borough's 1,877.97 acres, are encumbered by at least one environmentally sensitive area. Environmental constraints within the Borough of Hillsdale include:

- Waterbodies – 33 acres (1.76% of the Borough's area), which includes 19.74 acres of Woodcliff Lake and 3.99 acres of the Pascack Brook
- 300-foot Category 1 ("C1") stream buffer – 520.99 acres (27.74% of the Borough's area)
- 150-foot Riparian Buffer – 8.39 acres (0.45% of the Borough's area)
- Wetlands – 100.58 acres (5.36% of the Borough's area)
- 50-ft Wetlands Buffer (excluding wetlands area) – 12.2 acres (0.65% of the Borough's area)
- 150-foot Wetlands Buffer (excluding wetlands area) – 184.75 acres (9.84% of the Borough's area)
- FEMA Special Flood Hazard Area Zone AE – 211.18 acres (11.25% of the Borough's area), including 113.18 acres within the Floodway
- Slopes greater than 15% - 201.3 acres (10.72% of the Borough's area)
- State Threatened species habitat (Landscape Rank 3) – 113.93 acres (6.07% of the Borough's area)
- Potential Vernal Habitat – 115.03 acres (6.12% of the Borough's area)

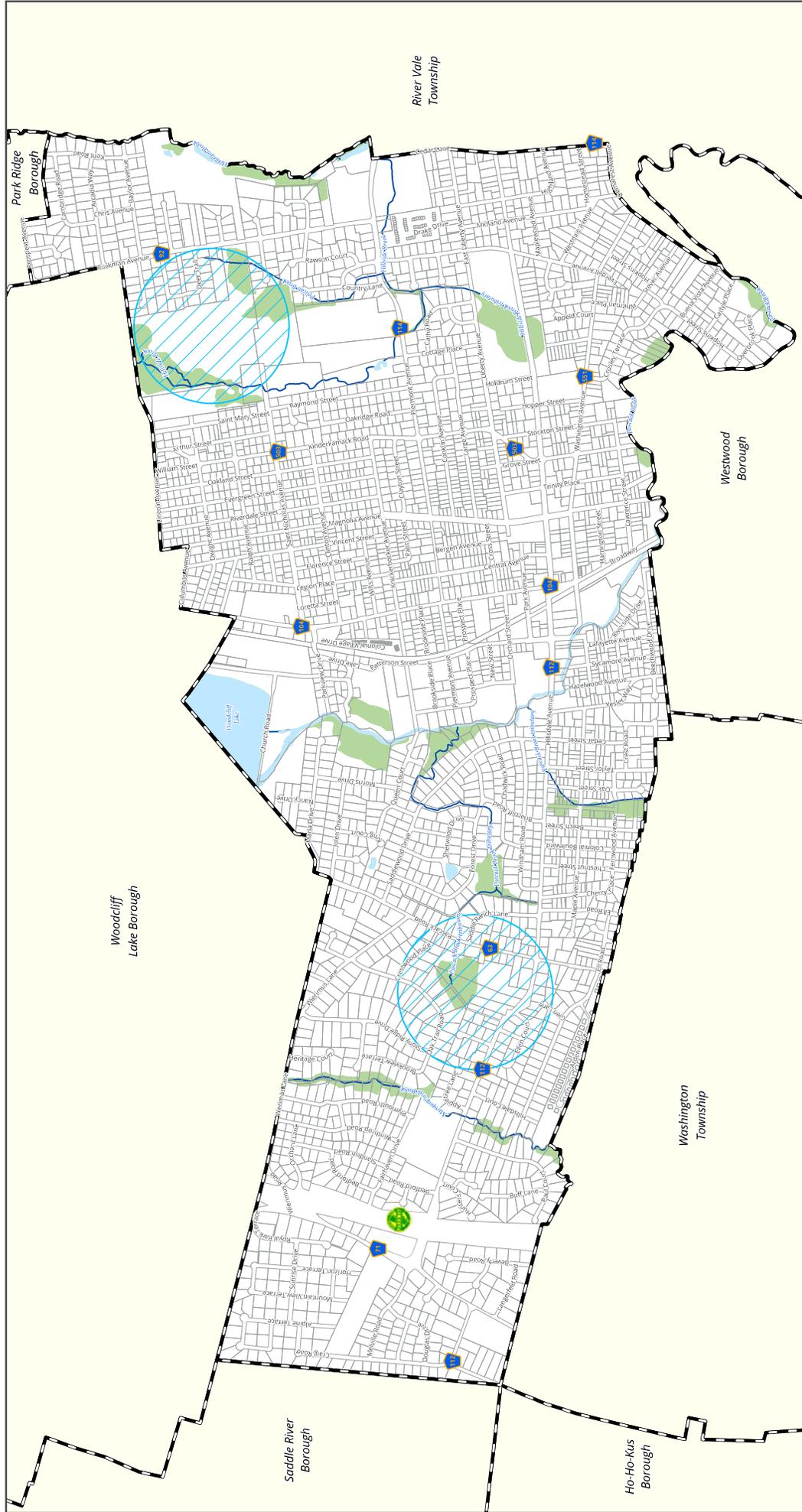
Additionally, the Borough has conducted a Vacant Land Adjustment analysis for the Fourth Round Obligation that indicates 4 additional affordable units can be realistically constructed on the lands that are vacant and developable within the Borough.



- Legend**
- Municipal Boundary
  - Parcels
  - Category 1 (C1) Streams
  - Waterbodies
  - 300-ft C1 Stream Buffer
  - 150-ft Riparian Zone
  - Wetlands
  - 50-ft Wetlands Buffer
  - 150-ft Wetlands Buffer
  - FEMA Special Flood Hazard Area
  - Slopes greater than 15%

**ENVIRONMENTAL CONSTRAINTS**  
**BOROUGH OF HILLSDALE**  
 BERGEN COUNTY, NEW JERSEY

May 22, 2025  
 HDB006B



- Legend**
- Municipal Boundary
  - Parcels
  - Waterbodies
  - Category 1 (C1) Streams
  - State Threatened Species
  - Potential Vernal Habitat

**NJDEP THREATENED & ENDANGERED SPECIES**  
**BOROUGH OF HILLSDALE**  
 BERGEN COUNTY, NEW JERSEY

May 22, 2025  
 HDB006B

## Utility Capacity

Suez provides the Borough's water and Bergen County Utilities Authority processes Hillsdale's sewage. According to Nick Chelius, Borough Engineer, there are no known capacity issues with either water or sewer.<sup>7</sup>

## Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate-income housing includes the following:

1. The Industrial Zone between Patterson Street and the Pascack Brook, specifically:
  - Block 1207, Lots 8, 9, 10 and 11
  - Block 1208, Lots 1 through 5
  - Block 1209, Lots 2 through 6
  - Block 1210, Lots 6 through 11
  - Block 1211, Lots 1 and 2
  - Block 1212, Lot 13
2. Block 1102 (Bank of America)
3. 175 Broadway (Verizon)
4. 40 Central Avenue
5. 100-101 West Street, Block 1205, Lots 10 and 11

Existing structures appropriate for conversion to affordable housing include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Borough's Rehabilitation Obligation, 0 homes within the Borough are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

## Potential Affordable Housing Developers

As of May 23, 2025, one property owner submitted a letter requesting their site be included in the Fourth Round Housing Element and Fair Share Plan as an inclusionary development. On May 22, 2025 Matthew Capizzi, Esq. submitted a letter on behalf of 100 West Land Trust who owns Block 1205, Lots 10 and 11. The properties are located across from one another along West Street. The properties currently contain an office building and associated parking lot. The May 22, 2025 letter requested an inclusionary development of 20 units. The Borough met with the property owners and due to the surrounding land uses, specifically existing multi-family developments to the immediate west and south, and the proposed density, agreed that the site meets sound planning rationale for rezoning to an inclusionary development. During the meeting with the property owners, it was agreed that the site could reasonably accommodate an inclusionary development with 18 units, of which four would be affordable.

## Anticipated Development Patterns

Anticipated land use patterns within the Borough of Hillsdale will most likely follow the established zoning map. Hillsdale has four single-family residential districts, a townhouse district, a district for

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<sup>7</sup> Email from Nick Chelius, PE, Borough Engineer, on May 21, 2025.

senior citizen housing, a commercial district, an industrial district, two mixed-use districts, and a recreation district. Additionally, the Borough has one designated Area in Need of Redevelopment that includes properties in Blocks 1207, 1208, 1209, 1210, and 1211 along Patterson Street, Prospect Place, Piermont Avenue, Brookside Place, and Knickerbocker Avenue. The Borough adopted the Hillsdale – Patterson Street Redevelopment Plan on December 8, 2020 via Ordinance No. 20-15. The Redevelopment Plan was amended on July 12, 2022 and December 17, 2024. The regulations contained within the Redevelopment Plan supersede the underlying I Industrial District according to Chapter VI.B. Finally, the Borough has a Multifamily Overlay District adopted by Ordinance 21-17 on December 14, 2021. See the Zoning Map on page 32 for details.

It should be noted that the Zoning Map was not updated to reflect the Hillsdale – Patterson Street Redevelopment Plan area or the Multifamily Overlay District.

The only anticipated exceptions to the established land use pattern will be the rezoning of Block 1205, Lots 10 and 11 from the C Commercial District to the TC-2 Townhouse Complex-2 District.



## VIII. Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. NJSA 52:27D-310g. has been added, which states "An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20)".

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The DCA is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on May 22, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on May 22, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Hillsdale is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Hillsdale's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

## IX. State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads, "An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission."

The Draft State Development and Redevelopment Plan was approved by the State Planning Commission ("SPC") on December 4, 2024 and was released on December 6, 2024. The Office of Planning Advocacy ("OPA") conducted public hearings in each of New Jersey's 21 Counties between February 12, 2025 and April 16, 2025. Hillsdale provided comments on the Draft Plan to the State and County on April 24, 2025. The State Plan and Redevelopment Plan was adopted on December 17, 2025. Due to the State-mandated December 31, 2025 and March 15, 2026 affordable housing deadlines, the Borough has not yet reviewed the document for consistency.

Finally, it should be noted that Hillsdale has not received guidance concerning water, wastewater, stormwater, or multi-modal transportation from the State Planning Commission during the past year.