

Housing Plan Element and Fair Share Plan

Prepared for:

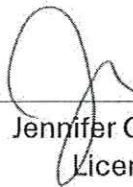
The Township of Hillsborough
Somerset County, New Jersey

ADOPTED:
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INTRODUCTION

In the case of Southern Burlington County NAACP v. the Township of Mount Laurel 67 N.J.151 (1975), (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the New Jersey Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder’s remedy” or Court-imposed zoning, to ensure that municipalities affirmatively addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222 of the Laws of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

Under COAH’s regulations, low-income households are defined as those with incomes no greater than fifty (50%) percent of the median household income, adjusted for household size, of the housing region in which the municipality is located and moderate-income households are those with incomes no greater than eighty (80%) percent and no less than fifty (50%) percent of the median household income, adjusted for household size, of the housing region. For the Township of Hillsborough, the housing region is defined by COAH as Region 3 and is comprised of Somerset, Hunterdon and Middlesex Counties. In Region 3, the median income for a four (4) person household is \$146,200, the moderate-income limit is \$116,960 and the low-income limit is \$73,000, pursuant to the 2024 approved income limits.

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality’s low- and moderate-income housing needs. The statutory required contents of the housing element are:

- 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 (10) 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 and probable future 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 present and prospective 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.

MUNICIPAL SUMMARY

Hillsborough Township is a large agricultural, environmentally sensitive, and residential community located within Somerset County in central New Jersey. The Township is fifty-five (55) square miles in size and has a land mass running along an east-west orientation. Hillsborough is bordered by eleven (11) municipalities: the Somerset County municipalities of Branchburg to the northwest; Bridgewater, Raritan Borough and Somerville to the north; Manville to the northeast, Franklin Township and Millstone to the east, and Montgomery to the south; and, the Hunterdon County municipalities of Readington, Raritan Township and East Amwell to the west. The Township contains an incredibly diverse array of natural features, land uses and development patterns. The Township has a long-standing history of pursuing smart growth development that preserves natural and rural areas as environs with limited development and targets the central portion of the Township for residential and commercial development. This approach speaks to the Township's continued policy of concentrating growth around transit corridors and existing development in lieu of encouraging sprawling greenfield development.

Historically, a rural community between the developed municipalities of Somerville and Princeton, Hillsborough had very little development until the 1960's. The growth of subsequent years occurred predominately in the center of the Township and to the east along New Jersey State Route 206, which traverses the Township from its northern border near Raritan Borough and Somerville to south at Montgomery. Development also occurred along County Routes 514 (Amwell Road) and 533 (Millstone River Road). Aside from these State and county connections, few major roads run through Hillsborough. Local arterial roads include Triangle Road, Falcon Road, Hillsborough Road, Willow Road, Wertsville Road and Beekman Lane. Over the years, transportation improvements that would have had a drastic effect on the Township's circulation network, such as the construction of a proposed I-95/Somerset Expressway interchange, which were planned, but never materialized and were abandoned. Similarly, the Township began planning for Transit Village status when a proposal for reactivating the former West Trenton line for commuter rail service seemed likely to occur. However, this plan never materialized.

The Township contains or is in the immediate vicinity of a number of notable, regionally-significant natural features and open space facilities. The Raritan River forms the Township's northern boundary and the Millstone River forms much of its eastern border. Other major water features flowing through the Township include the Neshanic River, Royce Brook, Rock Brook, and many other tributaries. Hillsborough's terrain is flat to gently rolling, with the major exception of the Sourland Mountain area located in the Township's southwestern extent. Approximately three-quarters (3/4) of the 4,000-acre designated Sourland Mountain Preserve, owned and maintained by the Somerset County Park Commission, is located in Hillsborough. The Township's northeastern corner is home to Duke Farms, a one thousand (1,000) acre preservation, research and environmental education facility operated by the Duke Farms Foundation non-profit. Alongside the preservation of natural features, the Township actively pursues preservation of its rural heritage and lands, having preserved 3,482.959 acres of farmland, as of May 31, 2025.

Hillsborough had a population of 43,477 people in 2023, according to the U.S. Census Bureau's American Community Survey 5-Year Estimates. Hillsborough has a population density of 792 persons per square mile of land area, which is lower than Somerset County's overall density of 1,144 persons per square mile. The age structure of Hillsborough's population is aging, with the median age increasing from 38.6 years to 42.1 years between 2010 and 2023. The Township's 2023 median

household income estimate of \$153,549 was higher than that of the County (\$135,960) and the State (\$101,050). In the guidelines established by COAH, Hillsborough Township is located in affordable housing Region 3, which is comprised of Somerset, Hunterdon, and Middlesex Counties.

DEMOGRAPHIC CHARACTERISTICS

POPULATION

In 2023, the Township of Hillsborough had a total population of 43,477. This number represented a net increase of 5,174 individuals or 13.5 percent since 2010. Total population of Hillsborough has not yet peaked, as the Township's population has been continuously rising since record keeping in the municipality first began. Each census has shown continual population increases, albeit at a decreasing rate since 1990. The sharpest increases occurred from 1950 to 1960 (95.7%), and 1970 to 1980 (72.3%). The 2023 population of 43,477 represented approximately 12.6 percent (12.6%) of the total population of Somerset County. The total population patterns over time for both Hillsborough and Somerset County are detailed below.

TABLE 1: POPULATION TRENDS, 1940-2023

Year	Hillsborough			Somerset County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	2,645	-	-	74,390	-	-	4,160,165	-	-
1950	3,875	1,230	46.50%	99,052	24,662	33.20%	4,835,329	675,164	16.20%
1960	7,584	3,709	95.70%	143,913	44,861	45.30%	6,066,782	1,231,453	25.50%
1970	11,061	3,477	45.80%	198,372	54,459	37.80%	7,171,112	1,104,330	18.20%
1980	19,061	8,000	72.30%	203,129	4,757	2.40%	7,365,011	193,899	2.70%
1990	28,808	9,747	51.10%	240,279	37,150	18.30%	7,730,188	365,177	5.00%
2000	36,634	7,826	27.20%	297,490	57,211	23.80%	8,414,350	684,162	8.90%
2010	38,303	1,669	4.60%	323,444	25,954	8.70%	8,791,894	377,544	4.50%
2020	39,760	1,457	3.8%	330,151	6,707	2.1%	8,885,418	93,524	1.1%
2023*	43,477	3,717	9.3%	346,203	16,052	4.9%	9,267,014	475,120	5.40%
2050**	48,056	4,579	10.5%	363,486	17,283	5.0%	-	-	-

Source: U.S. Census Bureau Decennial Census (table DP-1)

*U.S. Census Bureau, 2023 ACS 5-Year Estimates (table DP05)

**Projections from North Jersey Transportation Planning Authority

POPULATION COMPOSITION BY AGE

According to American Community Survey 2023 5-Year Estimates, changes occurred in many age groups. The number of young children decreased by 12.4 percent, while the number of older adults increased over this time period. The largest increase occurred within the 65 to 74-year-old age cohort, which saw an increase of 108.3 percent, with other significant increases in the 60 to 64-years age cohort, which grew by 100.4 percent, and adults aged 20 to 24, which increased by 93.3%. All age cohorts under 19 years saw decreases in population.

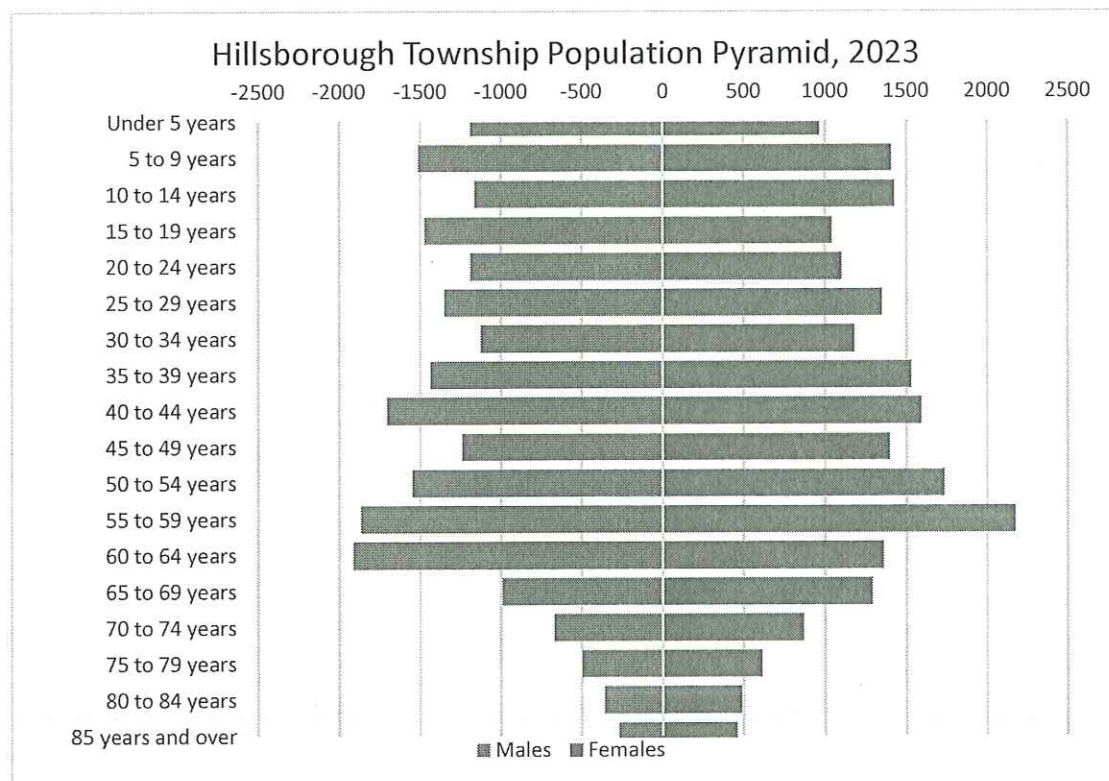
TABLE 2: POPULATION BY AGE COHORT, HILLSBOROUGH, 2010-2023

Population	2010		2023		Change 2010-2023
	Number	Percent	Number	Percent	
Total population	38,050	100.0%	43,477	100.0%	14.3%
Under 5 years	2,250	5.9%	2,154	5.0%	-4.3%
5 to 9 years	2,954	7.8%	2,922	6.7%	-1.0%
10 to 14 years	3,326	8.7%	2,593	6.0%	-22.0%
15 to 19 years	3,014	7.9%	2,513	5.8%	-16.6%
20 to 24 years	1,185	3.1%	2,291	5.3%	93.3%
25 to 34 years	4,375	11.5%	5,007	11.5%	14.4%
35 to 44 years	6,199	16.3%	6,264	14.4%	1.0%
45 to 54 years	7,288	19.2%	5,926	13.6%	-18.7%
55 to 59 years	2,457	6.5%	4,037	9.3%	64.3%
60 to 64 years	1,632	4.3%	3,270	7.5%	100.4%
65 to 74 years	1,835	4.8%	3,822	8.8%	108.3%
75 to 84 years	1,128	3.0%	1,951	4.5%	73.0%
85 years and over	407	1.1%	727	1.7%	78.6%
2000 US Census Bureau (table DP-1) U.S. Census Bureau, American Community Survey 2010, 2023 5 Year Estimates (table DP-05)					

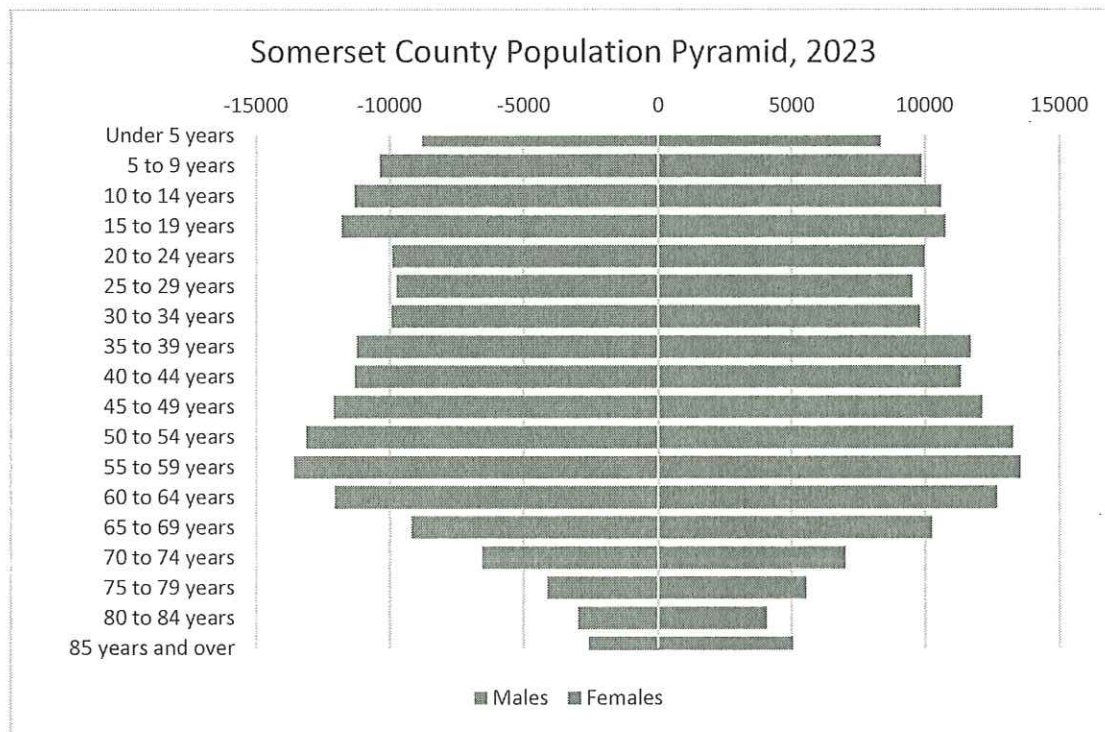
Somerset County experienced similar shifts in the age make-up of its population. The County experienced decreases in cohorts of young children and adults aged 35 to 54 years. However, adults aged 20 to 24-year-old and the 55 and over categories saw large increases. These increases in older population groups suggest that the County, like Hillsborough, has an aging population. The similarities in population age distribution between the Township and the County are illustrated by the high degree of likeness in the shape of their population pyramids provided below.

TABLE 3: POPULATION BY AGE COHORT, SOMERSET COUNTY, 2010-2023

Population	2010		2023		Change 2010-2023
	Number	Percent	Number	Percent	
Total population	319,347	100.0%	346,203	100.0%	8.4%
Under 5 years	20,028	6.3%	17,145	5.0%	-14.4%
5 to 9 years	23,163	7.3%	20,243	5.8%	-12.6%
10 to 14 years	23,196	7.3%	21,916	6.3%	-5.5%
15 to 19 years	20,894	6.5%	22,561	6.5%	8.0%
20 to 24 years	14,235	4.5%	19,922	5.8%	40.0%
25 to 34 years	36,061	11.3%	39,047	11.3%	8.3%
35 to 44 years	51,726	16.2%	45,584	13.2%	-11.9%
45 to 54 years	55,618	17.4%	50,611	14.6%	-9.0%
55 to 59 years	20,140	6.3%	27,109	7.8%	34.6%
60 to 64 years	16,100	5.0%	24,730	7.1%	53.6%
65 to 74 years	19,421	6.1%	33,015	9.5%	70.0%
75 to 84 years	12,477	3.9%	16,694	4.8%	33.8%
85 years and over	6,288	2.0%	7,626	2.2%	21.3%
2000 US Census Bureau (table DP-1)					
U.S. Census Bureau, American Community Survey 2010-2020 5 Year Estimates (table DP-05)					



U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table S0101)



U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table S0101)

The median age of Township residents increased by approximately three and a half (3 ½) years between 2010 and 2023. This trend was consistent with Somerset County and New Jersey overall, who experienced median age increases of 2.2 years and 1.6 years, respectively, but at a slightly larger magnitude. When compared with the state-level and county-level increases, it is apparent that the general “greying” of the population occurring as the baby boom generation ages is affecting Hillsborough and Somerset County.

TABLE 4: MEDIAN AGE, 2023

Year	Hillsborough	Somerset County	New Jersey
2010	38.6	39.7	38.5
2023	42.1	41.9	40.1
Change	3.5	2.2	1.6

U.S. Census Bureau, 2000 Decennial Census (table DP-1)
U.S. Census Bureau, American Community 2010, 2023 5-Year Estimates (table DP-05)

HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit. 2023 ACS 5-Year Estimates note that there were approximately 15,859 households in the Township. A plurality of the Township's residents (32.1%) lives in two (2) person households, while the second most numerous household typology consisted of four (4) or more persons and accounted for 29.2 percent of Hillsborough's occupied housing. The housing characteristics for the Township generally mirror that of Somerset County, which has a similar breakdown. The Township's average household size was 2.72, while the County's average household size was 2.64, according to these estimates.

**TABLE 5: HOUSEHOLD CHARACTERISTICS
HILLSBOROUGH AND SOMERSET COUNTY, 2023**

	Hillsborough		Somerset County	
	Number	Percent	Number	Percent
Total Households	15,859	100.0%	129,459	100.0%
1-person	3,209	20.2%	30,722	23.7%
2-persons	5,086	32.1%	41,494	32.1%
3-persons	2,937	18.5%	24,261	18.7%
4 or more persons	4,627	29.2%	32,982	25.5%
Average Household Size	2.72		2.64	
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (tables S2501 & B25010)				

Family households are defined as two (2) or more persons living in the same household, related by blood, marriage or adoption. Most households in Hillsborough were families, comprising 75.5 percent of all households. Approximately 66.6 percent of all family households were family households with married couple householders, while 2.6% and 6.2% of family households were family households consisting of single parent male or female householders, respectively. The average family size in Hillsborough was 3.17 persons. Of all Township households, 24.5 percent were non-family households.

TABLE 6: HOUSEHOLDS BY TYPE (2023)

Household Size	Total	Percent
Total Households	15,859	100.0%
1 person household	3,209	20.2
2 or more person household	12,650	79.8%
Family households	11,970	75.5%
Married Couple Family	10,569	66.6%
With own children under 18 years	4,772	45.2%
No children under 18 years	5,797	54.8%
Other Family	1,401	8.8%
Male householder, no spouse present	412	2.6%
With own children under 18 years	182	44.2%
No own children under 18 years	230	55.8%
Female householder, no husband present	989	6.2%
With own children under 18 years	418	42.3%
No own children under 18 years	571	57.7%
Nonfamily Households	3,889	24.5%
Average Family Size	3.17	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table S1101)		
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table S2501)		

INCOME

Hillsborough experienced a 65.3 percent increase in per capita income between 2010 and 2023, which was higher than both Somerset County's 49.4 percent increase and the State's 52.4 percent increase over the same period. The Township's per capita income of \$71,111 is slightly higher than the County's \$70,321 per capita income figure; and nearly \$18,000 more than the State's \$53,118 per capita income figure.

TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME, 2023

	2010 Per Capita Income	2023 Per Capita Income	Percent Change	2010 Median Household Income	2023 Median Household Income	Percent Change
Hillsborough	\$43,029	\$71,111	65.3%	\$105,429	\$153,549	45.6%
Somerset County	\$47,067	\$70,321	49.4%	\$97,440	\$135,960	39.5%
New Jersey	\$34,858	\$53,118	52.4%	\$69,811	\$101,050	44.7%
U.S. Census Bureau, American Community Survey 2010, 2023 5 Year Estimates (table DP03)						

The income distribution for the Township is similar to that of the County. The income bracket in Hillsborough containing the highest percentage of households was the '\$200,000 or more' range (37.5%), followed by the '\$150,000 to \$199,999' range (14.9%). Somerset County follows this same

pattern, with slightly smaller percentages for these two (2) categories, 32.7 percent and 12.7 percent, respectively. 71.9 percent of Township households and 63.9 percent of County households reported to have earned over \$100,000 per year.

Households in Hillsborough earned more than households in Somerset County and the State overall in 2023. The 2023 median household income in Hillsborough was \$153,549, nearly \$17,600 more than the county median household income figure and \$52,500 more than the state median household income figure. Between 2010 and 2023, the median household income in Hillsborough increased by 45.6 percent.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION
HILLSBOROUGH AND SOMERSET COUNTY, 2023**

	Hillsborough		Somerset County	
	Number	Percent	Number	Percent
Total Households	15,859	100.0%	129,459	100.0%
Less than \$10,000	326	2.1%	3,308	2.6%
\$10,000 to \$14,999	96	0.6%	1,831	1.4%
\$15,000 to \$19,999	75	0.5%	2,100	1.6%
\$20,000 to \$24,999	399	2.5%	2,460	1.9%
\$25,000 to \$29,999	88	0.6%	2,100	1.6%
\$30,000 to \$34,999	213	1.3%	2,343	1.8%
\$35,000 to \$39,999	134	0.8%	2,025	1.6%
\$40,000 to \$44,999	214	1.3%	2,855	2.2%
\$45,000 to \$49,999	205	1.3%	2,054	1.6%
\$50,000 to \$59,999	365	2.3%	4,538	3.5%
\$60,000 to \$74,999	618	3.9%	7,599	5.9%
\$75,000 to \$99,999	1,726	10.9%	13,509	10.4%
\$100,000 to \$124,999	1,612	10.2%	13,323	10.3%
\$125,000 to \$149,999	1,477	9.3%	10,602	8.2%
\$150,000 to \$199,999	2,365	14.9%	16,495	12.7%
\$200,000 or more	5,946	37.5%	42,317	32.7%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table B19001)				

HOUSEHOLD COSTS

The tables below show housing expenditures for owner- and renter-occupied units in Hillsborough in 2023. Table 9 shows the housing costs of owner occupants as a percentage of total income. A total of 2,657 home-owning households in Hillsborough (20.3%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percentage of income suggests that not more than 28% of gross income should be allocated for housing costs.

Table 10 shows rental costs as a percentage of household income. A total of 1,154 households renting in Hillsborough, or 41.6 percent, were spending over thirty (30%) percent of their income on

rent. The State affordability threshold for housing as a percentage of income suggests that not more than thirty (30%) percent of gross income should be allocated for rent.

TABLE 9: MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023

	Hillsborough		Somerset County	
	Number	Percentage	Number	Percentage
Total Owner-Occupied Housing Units	13,075	100.0%	96,414	100.0%
Less than 10.0 percent	2,133	16.3%	17,031	17.7%
10.0 to 14.9 percent	2,468	18.9%	17,182	17.8%
15.0 to 19.9 percent	2,733	20.9%	17,226	17.9%
20.0 to 24.9 percent	1,939	14.8%	12,752	13.2%
25.0 to 29.9 percent	1,134	8.7%	8,478	8.8%
30.0 to 34.9 percent	681	5.2%	5,063	5.3%
35.0 to 39.9 percent	523	4.0%	3,578	3.7%
40.0 to 49.9 percent	479	3.7%	4,977	5.2%
50.0 percent or more	974	7.4%	9,687	10.0%
Not computed	11	0.1%	440	0.5%
U.S. Census Bureau, American Community Survey 2023 5- Year Estimates (table B25091)				

TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023

	Hillsborough		Somerset County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	2,784	100.0%	33,045	100.0%
Less than 10.0 percent	80	2.9%	1,083	3.3%
10.0 to 14.9 percent	176	6.3%	2,650	8.0%
15.0 to 19.9 percent	428	15.4%	4,276	12.9%
20.0 to 24.9 percent	329	11.8%	4,407	13.3%
25.0 to 29.9 percent	440	15.8%	4,085	12.4%
30.0 to 34.9 percent	247	8.9%	2,733	8.3%
35.0 to 39.9 percent	252	9.1%	1,946	5.9%
40.0 to 49.9 percent	113	4.1%	2,327	7.0%
50.0 percent or more	542	19.5%	8,102	24.5%
Not computed	177	6.4%	1,436	4.3%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25070)				

EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

Hillsborough's housing stock is predominantly owner-occupied and relatively new. According to the 2023 ACS, the Township had a total of 16,105 housing units, 13,075 (98.5%) of which are

occupied. 246 housing units, 1.5 percent, are vacant. Of the Township's fully occupied housing units, most (82.4%) were owner-occupied, while 17.6 percent were renter-occupied. House-building activity in Hillsborough peaked between 1980 and 1989. The median age of the Township's housing is 1985.

TABLE 11: OCCUPANCY DATA, 2023

Housing Units in Hillsborough	Number	Percent
Total Housing Units	16,105	100.0%
Occupied Housing Units	15,859	98.5%
Owner Occupied	13,075	82.4%
Renter Occupied	2,784	17.6%
Vacant Housing Units	246	1.5%
For Rent/Rented Not Occupied	0	0.0%
For Sale Only	19	7.7%
Sold, not occupied	42	17.1%
For Seasonal, Recreational or Occasional Use	8	3.3%
Other Vacant	177	72.0%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables DP04 and B25004)		

TABLE 12: AGE OF HOUSING, 2023

Housing Units in Hillsborough	Number	Percent
Built 2020 or later	82	0.5%
Built 2010 to 2019	1,375	8.5%
Built 2000 to 2009	1,173	7.3%
Built 1990 to 1999	3,161	19.6%
Built 1980 to 1989	4,819	29.9%
Built 1970 to 1979	2,660	16.5%
Built 1960 to 1969	1,030	6.4%
Built 1950 to 1959	848	5.3%
Built 1940 to 1949	239	1.5%
Built 1939 or earlier	718	4.5%
Total	16,105	100.0%
Median Year Structure Built	1985	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04 and B25035)		

HOUSING TYPE AND SIZE

The housing stock in Hillsborough is dominated by one (1) unit households, which comprise approximately 80.4 percent of the Township's housing stock. Of all multi-unit housing types, 10-19

unit dwellings were the most common, accounting for 7.3 percent of all housing in Hillsborough. The median number of rooms per unit is 6.9.

TABLE 13: HOUSING UNITS BY TYPE, 2023

Units in Structure	Total	Percent
Total	16,105	100.0%
1 Unit, detached	9,747	60.5%
1 Unit, attached	3,199	19.9%
2 Units	272	1.7%
3 or 4 Units	493	3.1%
5 to 9 Units	526	3.3%
10 to 19 Units	1,175	7.3%
20 Units or more	693	4.3%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
Rooms	Total	Percent
1 room	170	1.1%
2 rooms	319	2.0%
3 rooms	807	5.0%
4 rooms	1,919	11.9%
5 rooms	1,978	12.3%
6 rooms	1,966	12.2%
7 rooms	2,441	15.2%
8 rooms	2,440	15.2%
9 or more rooms	4,065	25.2%
Median number of rooms	6.9	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (DP04)		

HOUSING VALUES AND CONTRACT RENTS

According to ACS 5-Year Estimates, housing units in Hillsborough were most frequently valued in the \$500,000 to \$999,999 range, with 51.2 percent of all households belonging to this category. Another 29.9 percent of households were valued between \$300,000 and \$499,999. Table 14 provides a breakdown of home values for owner-occupied units within the Township. Only 4 percent of units which are owner-occupied units in Hillsborough were worth less than \$200,000. The median value of an owner-occupied housing unit in the Township was \$536,700 at the time of the survey.

TABLE 14: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2023

	Hillsborough		Somerset County	
	Number	Percentage	Number	Percentage
Total	13,075	100.0%	96,414	100.0%
Less than \$50,000	86	0.7%	1,038	1.1%
\$50,000 to \$99,999	38	0.3%	538	0.6%
\$100,000 to \$149,999	60	0.5%	1,528	1.6%
\$150,000 to \$199,999	331	2.5%	1,778	1.8%
\$200,000 to \$299,999	1,392	10.6%	8,670	9.0%
\$300,000 to \$499,999	3,905	29.9%	32,002	33.2%
\$500,000 to \$999,999	6,691	51.2%	40,917	42.4%
\$1,000,000 and greater	572	4.4%	9,943	10.3%
Median Value	\$536,700		\$523,900	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				

With respect to renter-occupied units, there are a range of rents, with a plurality of rental units (33%) in the Township carrying a rental cost of \$1,500 to \$1,999. At the time of the ACS 5-Year Estimates, the median contract rent in Hillsborough was \$2,180, \$259 more than the County median of \$1,921. There were zero units in the Township that carried rental costs less than \$500 per month, though 91 units are estimated to have not required cash rent payments.

TABLE 15: GROSS RENT PAID, 2023

	Hillsborough		Somerset County	
	Number	Percentage	Number	Percentage
Total	2,693	100.0%	31,901	100.0%
Less than \$500	0	0.0%	635	2.0%
\$500 to \$999	100	3.7%	1,475	4.6%
\$1,000 to \$1,499	231	8.6%	4,752	14.9%
\$1,500 to \$1,999	889	33.0%	10,799	33.9%
\$2,000 to \$2,499	351	13.0%	7,672	24.0%
\$2,500 to \$2,999	624	23.2%	3,770	11.8%
\$3,000 or more	498	18.5%	2,798	8.8%
No cash rent	91	(X)	1,144	(X)
Median Contract Rent	\$2,180		\$1,921	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				

HOUSING CONDITIONS

According to the 2023 ACS, there were 192 units exhibiting overcrowding (more than one person per room), equivalent to 1.2% of the Township's occupied housing stock. Of the overcrowded units, 70 were owner occupied and 122 were renter occupied. Overall, overcrowded units accounted for 1.2 percent of housing. There were also a limited number of units lacking complete plumbing facilities (0.09%) or complete kitchen facilities (1.3%) in Hillsborough. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation.

TABLE 16: HOUSING DEFICIENCY CHARACTERISTICS, 2023

Housing Units with 1.01 or More Persons Per Room		
Owner-Occupied	70	0.5%
Renter-Occupied	122	4.4%
Total Occupied Housing Units	15859	100.0%
Lacking complete plumbing facilities	15	0.09%
Total Occupied Housing Units	15859	100.0%
Lacking complete kitchen facilities	209	1.3%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables B25014, S2504)		

PROJECTED HOUSING STOCK

According to the New Jersey State Department of Community Affairs, Hillsborough Township issued building permits for 2,496 residential dwelling units between January 2004 and December 2023. During that same time period, the Township also issued 46 residential demolition permits. Subtracting demolition permits from construction permits yields a net increase of 2,290 dwelling units.

**TABLE 17: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED,
2004 - 2023**

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2004	4	0	0	4	0	4
2005	15	0	0	15	0	15
2006	39	12	0	51	4	47
2007	177	36	0	213	2	211
2008	106	23	0	129	1	128
2009	79	1	0	80	7	73
2010	84	0	0	84	5	79
2011	63	0	0	63	4	59
2012	96	0	0	96	1	95
2013	113	0	0	113	1	112
2014	47	84	0	131	1	130
2015	77	236	0	313	1	312
2016	66	130	0	196	5	191
2017	78	109	0	187	4	183
2018	61	12	0	73	0	73
2019	68	41	0	109	7	102
2020	42	309	0	351	2	349
2021	46	142	0	188	1	187
2022	21	54	0	75	0	75
2023	25	0	0	25	0	25
Total	1,307	1,189	0	2,496	46	2,290

Source: NJ DCA Construction Reporter

EMPLOYMENT DATA

The 2023 ACS reports on work activity of residents aged sixteen (16) years and older. While the Township's working age population was 35,405 residents, Hillsborough had an approximate labor force of 25,680 residents. 27.5 percent of the Township's working age residents were not participating in the labor force at the time of the estimates. Nearly all the Township's labor force were employed in civilian jobs, with only 28 residents reported as members of the armed forces. Only 3.2 percent of Township residents actively looking for work are unemployed.

TABLE 18: EMPLOYMENT STATUS, 2023

	Hillsborough		Somerset County	
	Number	Percent	Number	Percent
Population 16 years and over	35,405	100.0%	282,215	100.0%
In labor force	25,680	72.5%	196,752	69.7%
Civilian Labor Force	25,652	72.5%	196,608	69.7%
Employed	24,502	69.2%	187,223	66.3%
Unemployed	1,150	3.2%	9,385	3.3%
Armed Forces	28	0.1%	144	0.1%
Not in labor force	9,725	27.5%	85,463	30.3%
U.S. Census Bureau, American Community Survey 2023 5- Year Estimate (table DP03)				

An estimated 85.3 percent of the Township's workers were employed in private wage and salary positions, while 3.8 percent of workers were self-employed. Government workers comprised 10.9% of the Township's workforce. Table 19 provides a breakdown of worker classifications.

TABLE 19: CLASSIFICATION OF WORKERS IN HILLSBOROUGH, 2023

	Number	Percent
Total	24,502	100.0%
Private Wage and Salary Worker	20,907	85.3%
Government Worker	2,675	10.9%
Self-Employed Worker	920	3.8%
Unpaid Family Worker	0	0.0%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

An analysis of employees (over the age of sixteen (16) by economic sector indicates that employed working age individuals in Hillsborough were involved in a range of economic sectors. The highest concentration of workers (22.7%) were employed in the 'educational, health, and social services sectors. The sector with the second largest share of residents (18.1%) was the 'professional scientific, management, administrative and waste management services sector. Finally, the manufacturing sector employed nearly 17% of the Township's workforce.

TABLE 20: WORKFORCE BY SECTOR, 2023

Industry	Number	Percent
Civilian employed population 16 years and over	24,502	100.0%
Agriculture, forestry, fishing and hunting, mining	54	0.2%
Construction	787	3.2%
Manufacturing	4,128	16.8%
Wholesale Trade	591	2.4%
Retail Trade	2,004	8.2%
Transportation and Warehousing, and Utilities	837	3.4%
Information	1,074	4.4%
Finance and insurance, and real estate and rental and leasing	2,184	8.9%
Professional, scientific, and management, and administrative and waste management services	4,447	18.1%
Educational services, health care and social assistance	5,552	22.7%
Arts, entertainment, and recreation, and accommodation and food services	1,433	5.8%
Other Services, except public administration	811	3.3%
Public administration	600	2.4%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

Table 21 provides a percentage comparison of the Township's workforce against that of the County. The Township's profile of employment by sector mirrored that of the County to a striking degree. The highest degree of variation between the Township and the County can be seen in the 'manufacturing' sector, where 16.8 percent of Hillsborough residents are employed, compared to 13.4 percent for Somerset County.

**TABLE 21: COMPARISON OF WORKFORCE BY SECTOR
HILLSBOROUGH TOWNSHIP AND SOMERSET COUNTY, 2023**

Industry	Hillsborough	Somerset County
Civilian employed population 16 years and over	24,502	187,223
Agriculture, forestry, fishing and hunting, mining	0.2%	0.3%
Construction	3.2%	4.3%
Manufacturing	16.8%	13.4%
Wholesale Trade	2.4%	3.0%
Retail Trade	8.2%	9.3%
Transportation and Warehousing, and Utilities	3.4%	4.6%
Information	4.4%	3.7%
Finance and insurance, and real estate and rental and leasing	8.9%	9.6%
Professional, scientific, and management, and administrative and waste management services	18.1%	17.5%
Educational services, health care and social assistance	22.7%	21.7%
Arts, entertainment, and recreation, and accommodation and food services	5.8%	5.7%
Other Services, except public administration	3.3%	3.8%
Public administration	2.4%	3.1%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

Table 22 provides a breakdown of occupations by type for the Township's employed civilian labor force. Over half of the Township's employed civilian labor force was employed in management, professional or related occupations, while about 16 percent of Hillsborough's labor force was employed in sales and office occupations. 8.8 percent of the Township's residents were employed in service occupations.

TABLE 22: OCCUPATIONS BY TYPE, 2023

	Number	Percentage
Employed Civilian population 16 years and over	24,502	100.0%
Management, business, science and arts occupations	15,515	63.3%
Service occupations	2,163	8.8%
Sales and office occupations	3,931	16.0%
Natural resources, construction and maintenance occupations	1,162	4.7%
Production Transportation and material moving occupations	1,731	7.1%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		