
2018 Housing Plan Element and Fair Share Plan

Township of Lebanon **Hunterdon County, New Jersey**

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The original of this report was signed and sealed in accordance with N.J.A.C. 13:41-1.3

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Introduction

The overriding policy of the Housing Plan Element of the Master Plan 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 density limits of the Highlands Element Land Use Plan, the resource constraints applicable to the Highlands Area, and the numerous other policies, goals and objectives set forth by the Township Master Plan. The Housing Plan Element furthers the zoning purposes of the Municipal Land Use Law (MLUL) at NJSA 40:55D-2, specifically 2a, 2e, 2g and 2l, and fulfills the requirements of the New Jersey Fair Housing Act of 1985 (N.J.S.A. 52:27D-301 et seq.), which in keeping with the New Jersey Supreme Court doctrine, as expressed in the Mount Laurel decisions, recognizes that every municipality has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for provision of a fair share of its region's present and prospective needs for housing for low- and moderate-income families.

In March 2015, the N.J. Supreme Court decided a case commonly referred to as Mount Laurel IV. In its decision the Supreme Court concluded that the N.J. Council on Affordable Housing (COAH), the administrative agency charged with the implementation of the N.J. Fair Housing Act, had not fulfilled its responsibilities and, therefore, the Supreme Court established a process in Superior Court by which a municipality could have its Housing Plan Element and Fair Share Plan approved for consistency with the Fair Housing Act. On July 2, 2015, Lebanon Township filed a Motion for Declaratory Judgment seeking a declaration of its compliance with the Mount Laurel doctrine and the Fair Housing Act of 1985. On August 15, 2017, the Township entered into a Settlement Agreement with the Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in the matter and, through the settlement, a defendant in the proceeding, to resolve the matter. On September 12, 2017, the Honorable Thomas C. Miller, P.J.Cv., conducted a fairness hearing and approved the settlement, concluding that the Settlement Agreement is fair to low and moderate income households and addresses in accordance with applicable law the Township's affordable housing obligations pursuant to the Mount Laurel decisions and the Fair Housing Act. This Housing Plan Element and Fair Share Plan implements the provisions of the Settlement Agreement.

Calculation of Fair Share

The affordable housing obligation is cumulative and includes the affordable housing need for the period 1987 to 2025. The affordable housing obligation consists of three components: the rehabilitation share; the prior round obligation (1987 to 1999); and, the Third Round Prospective Need obligation (1999 to 2025).

Present Need Obligation (Rehabilitation Share)

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2010 that are older (pre-1950), crowded or deficient in plumbing or kitchen facilities and also occupied by households of low and moderate income. The Settlement Agreement

acknowledges that the Township's rehabilitation obligation is 3 units, as calculated by David N. Kinsey, PhD, PP, FAICP, in a report titled "New Jersey Low and Moderate Income Housing Obligations for 1999-2015 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology", dated April 6, 2015 and revised July 2015 and May 2016 (Kinsey Report). The Township's efforts to meet its Present Need Obligation (Rehabilitation Share) include the Township's Rehabilitation Program set forth in Chapter 199 of the Township's Ordinances, which provides Township funding for qualified property owners.

Prior Round Obligation

The prior round obligation is the municipal new construction obligation from 1987 to 1999. When the Township received substantive certification from COAH for its Second Round obligation (now called Prior Round obligation), the Township's fair share of the regional housing need was 27 affordable units. Subsequent to the 2000 Census obligations from the first and second rounds were recalculated to include the most recent data from the 2000 Census. The 2000 Census data indicated that prospective need projections were underestimated, so Prior Round prospective need numbers were adjusted. Thus, the Township's new construction obligation increased to 28 affordable units.

The Township is eligible for the following credits and reductions from its Prior Round obligation:

Category/Development	Total Affordable Units	Rental Credits	Age-Restricted units	Housing Unit Credits
Regional Contribution Agreement	10			10
Freedom House Alternative Living Arrangement	10	7		17
Total				27

Based on the above analysis, the Township has an unsatisfied obligation of one affordable unit from the Prior Round.

Third Round Prospective Need Obligation

Almost all of the Township (99.97%) lies within the Highlands Preservation Area. Only three lots comprising six acres within the Township is located in the Planning Area and such lots are already commercially developed. Development in the Preservation Area is greatly constrained pursuant to N.J.A.C. 7:38-1.1 et seq. N.J.S.A. 52:27D-329.9(c) permits municipalities like the Township to transfer up to fifty percent (50%) of its affordable housing obligation to a regional planning entity in order to “coordinate regional affordable housing opportunities in cooperation with municipalities in areas with convenient access to infrastructure, employment opportunities, and public transportation”. This program is known as the Regional Affordable Housing Development Planning Program (RAHDPP). Therefore, pursuant to such statute and the Settlement Agreement, the Township’s obligation is reduced by 66 credits. The reduction of its

affordable housing obligations is effective regardless of any failure of the Highlands Council to accept such obligation. Additionally, this Agreement to transfer 66 units of the affordable housing obligation does not commit the Township to any financial obligation.

Total Fair Share

In addition to the Prospective Need transferred to the Highlands Council by means of the RAHDPP, the Township has a Third Round Prospective Need obligation of 66 affordable units, per the Kinsey Report as adjusted through the Settlement Agreement. As noted previously, the Township also has an unsatisfied obligation of one affordable unit from the Prior Round, producing a total obligation of 67 affordable units.

Fair Share Plan

In the previous section a Present Need obligation of three units and a Prospective Need obligation of 66 units were identified. In addition, the Township has a Prior Round unsatisfied obligation of one unit, for a total remaining unsatisfied obligation of 67 units. The Township is addressing this obligation through three mechanisms: an accessory apartment program for one unit; a market to affordable program for one unit; and, a durational adjustment for 65 units. The Settlement Agreement provides that both the accessory apartment and the unit developed through the market to affordable program will be affordable to low income households. In addition, the Township will adopt an inclusionary housing ordinance as required by the Fair Housing Act for the Highlands region.

Rehabilitation Program

The Township will continue its existing rehabilitation program to address its Present Need/Rehabilitation Share obligation. The Township has sufficient funds in its Affordable Housing Trust Fund to satisfy the Township's present need obligation. If this source of funding should be insufficient to fund the entire program, then the Township intends to bond for any shortfall.

Accessory Apartments

The Township intends to make funds available for its Accessory Apartment program and will provide at least \$25,000 to subsidize the creation of a low-income accessory apartment. Once completed an accessory apartment counts towards the municipality's rental housing requirement. As with the rehabilitation and market to affordable programs, the Township intends to fund this program from development fees in its Affordable Housing Trust Fund.

Municipally Sponsored Market to Affordable Program

Additionally, the Township will implement a market-to-affordable program that will provide one unit of affordable housing available to a low income household within 2 years of the issuance of a final judgment from Superior Court in this matter. Pursuant to N.J.A.C. 5:97-6.9(b)(3), the Township shall contribute \$30,000 to subsidize the low income unit.

Adequate and Stable Funding

In accordance with N.J.A.C. 5:93-5.5, the Township recognizes that it must provide evidence that there is adequate and stable funding for any non-inclusionary affordable housing developments such as the accessory apartment and market to affordable programs. The Township intends to fund these programs with development fees in its Affordable Housing Trust Fund. If this source is insufficient, the Township intends to use money from the general fund or borrow monies to accommodate any shortfall.

Durational Adjustment

The municipality will address a portion of its Third Round prospective need obligation through a durational adjustment, as follows:

As demonstrated by the following facts, the Township does not have any unrestricted land or any capacity for sewer to support inclusionary development and thus is entitled to a durational adjustment in accordance with N.J.A.C. 5:93-4.3. The Township lacks public sewer. Due to its location, it is unlikely that sewer service will become available within the next ten years, or ever. Additionally, Highlands regulations prevent development of multi-family inclusionary housing. The Highlands Act authorized DEP to prepare special rules applying to the Preservation Area, which were adopted November 1, 2006 (N.J.A.C. 7:38-1.1 et seq.). Under these rules, all “major Highlands development” must obtain a Highlands Preservation Area Approval (“HPAA”), N.J.A.C. 7:38-1.1(f). All residential development that requires an environmental or water permit or disturbs more than one acre of land is considered “major”, N.J.A.C. 7:38-1.4. These rules also set very low septic densities, which greatly hinder the ability to zone for inclusionary development, as the Township lacks public sewer. N.J.A.C. 7:38-3.4(b). Septic densities range from 1 per 25 acres to 1 per 88 acres, depending on whether the tract is forested or not. Additionally, these rules place limits on impervious surfaces (N.J.A.C. 7:38-3.5), open water buffer areas (N.J.A.C. 7:38-3.6), flood hazard areas (N.J.A.C. 7:38-3.7), lands with steep slopes (N.J.A.C. 7:38-3.8), and forested areas (N.J.A.C. 7:38-3.9).

The municipality agrees to comply with N.J.A.C. 5:93-4.3 as follows:

1. In accordance with N.J.A.C. 5:93-4.3(c), the requirement to address the remaining Third Round prospective need obligation of 65 units shall be deferred until adequate sewer is made available. The Township shall reserve and set aside new sewer capacity, if and when it becomes available, for low and moderate income housing on a priority basis. Municipal officials shall not oppose any applications to the Department of Environmental Protection (DEP) or its agent to provide water and/or sewer capacity.
2. The Township has determined that, due to Highlands regulations, there are no tracts within the Township where zoning for inclusionary development is appropriate. However, the Township will provide one unit of affordable housing through a market-to-affordable program and another unit through an accessory apartment program. Additionally, in the event that Highlands Act regulations are repealed or amended in a significant manner to affect development in the Township, the Township will reexamine and, if necessary, amend its Housing Plan Element and Fair Share Plan.

Inclusionary Zoning Ordinance

The Township will adopt an ordinance requiring compliance with N.J.S.A. 52:27D-329.9a, which requires developments consisting of newly-constructed residential units located, or to be located, in the Highlands Region to reserve for occupancy by low or moderate income

households at least 20 percent of the residential units constructed, to the extent this is economically feasible.

Rental Housing

The Settlement Agreement provides that at least 25 percent of the Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families. The Agreement further provides that both of the units the Township is providing will be rental units available to families.

Development Fee Ordinance

The Township has adopted a development fee ordinance that provides for a fee of 1% of the equalized assessed value for residential development and 2% of the equalized assessed value for nonresidential development. The Township will utilize these funds for the affordable housing program outlined above.

Summary

In summary, the Township proposes to address its fair share obligation of 67 affordable units with the following fair share plan:

	Units	Credits	Status
Accessory Apartment	1	1	Proposed
Market to Affordable	1	1	Proposed
Durational Adjustment	65	65	--

Inventory of Municipal Housing Conditions

There are two primary source of information for the inventory of the Township's housing stock: the 2009-2013 American Community Survey 5-Year Estimates (referred to here as the ACS), and the 2010 U.S. Census.

According to the ACS, the Township had 2,406 housing units, of which 2,255 (94%) were occupied. Table 1 identifies the occupied units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. The Township largely consists of one-family, detached dwellings (90% of the total, compared to 76% in the County and 55% in the State).. According to the 2010 Census, the Township also has a relatively low percentage of renter-occupied units, 12% (or 275 of the 2,255 occupied units), compared to 16% in Hunterdon County and 35% in the State.

TABLE 1: Units in Structure by Tenure for Occupied Units

Units in Structure	Occupied Units		
	Total (%)	Owner (%)	Renter (%)
1, detached	89.9	97.7	33.8
1, attached	2.0	0.9	10.5
2 apartments	3.6	0.8	24.4
3 or 4 apartments	1.0	0.0	8.4
5 to 9 apartments	0.0	0.0	0.0
10 or more apartments	0.0	0.0	0.0
Mobile home or trailer	3.4	0.7	22.7

Source: 2009-2013 American Community Survey 5-Year Estimates

Table 2 indicates the year that occupied housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. Approximately 75% of the owner-occupied units in the Township have been built since 1960, and 87% of all units built since 1960 were owner-occupied. Almost half of the renter occupied units were built between 1960 and 1979, and 24% of all occupied units built between 1990 and 1999 were renter-occupied.

TABLE 2: Year Structure Built by Tenure for Occupied Units

Year Built	Total Units	% of Total	Occupied Units	
			Owner	Renter
2010 or later	0	0.0	0	0
2000-2009	204	9.0	204	0
1990-1999	328	14.5	250	78
1980-1989	324	14.4	324	0
1970-1979	474	21.0	393	81
1960-1969	358	15.9	305	53
1950-1959	182	8.1	171	11
1940-1949	100	4.4	77	23
Pre-1940	285	12.6	256	29

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

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. The Township had a much larger percentage of units built between 1960-1979 than did the County or State, and a smaller percentage of units built between 1980-1989 than the County, although the Township was very similar to the County and State in construction between 2000 and 2009. The increase in construction in the State between 1940 and 1959 was not reflected in the construction rates in the Township and County.

TABLE 3: Comparison of Year of Construction for Occupied Units in Township, County, and State

Year Built	%		
	Lebanon Township	Hunterdon County	New Jersey
2010 or later	0.0	0.3	0.4
2000 -- 2009	9.0	9.4	9.3
1990 – 1999	14.5	14.6	9.2
1980 – 1989	14.4	21.2	11.8
1970 – 1979	21.0	15.0	13.0
1960 – 1969	15.9	9.9	14.0
1950 -- 1959	8.1	9.0	16.0
1940 – 1949	4.4	3.5	8.5
Pre-1940	12.6	17.3	17.7

Source: 2009-2013 American Community Survey 5-Year Estimates

The 2010 Census documented household size in occupied housing units by tenure, while the ACS documented the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed smaller households, with 69% of renter-occupied units having 2 persons or fewer compared to 51% of owner-occupied units; the latter percentage has risen from 48% in 2000. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 71% having two bedrooms or fewer, compared to 13% of owner-occupied units.

TABLE 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	422	311	111
2 persons	799	721	78
3 persons	429	377	52
4 persons	415	391	24
5 persons	157	152	5
6 persons	55	52	3
7+ persons	19	17	2
Total	2,296	2,021	275

Source: 2010 US Census, Summary File 2, HCT6/HCT7

TABLE 5: Number of Bedrooms per Unit by Tenure for Occupied Units

Number of Bedrooms	Total Occupied Units	(% of Total Units)	Occupied Units	
			Owner	Renter
No bedroom	15	0.7	0	15
1 bedroom	64	2.8	13	51
2 bedrooms	374	16.6	246	128
3 bedrooms	826	36.6	745	81
4 bedrooms	719	31.9	719	0
5+ bedrooms	257	11.4	257	0

Source: 2009-2013 American Community Survey 5-Year Estimates

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2010 to those of the County and State. The Township's average household size for owner-occupied units was slightly higher than those of the State and Hunterdon County. The average household size for renter-occupied units was lower than for the State but the same as the County.

TABLE 6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Lebanon Township	2.71	2.79	2.09
Hunterdon County	2.62	2.73	2.09
New Jersey	2.68	2.79	2.47

Source: 2010 U.S. Census, SF-1 for Township, County, and State

The distribution of bedrooms per unit, shown in Table 7, indicates that the Township contained fewer small units (none or one bedroom) than the County or State in 2010 and significantly more four or more bedroom units than the State and somewhat more than the County. The Township had more two or three bedroom units than the County but fewer than the State.

TABLE 7: Percentage of Occupied Units by Number of Bedrooms

Jurisdiction	None	One	Two or Three	Four or More
Lebanon Township	0.7%	2.8%	53.2%	43.3%
Hunterdon County	0.7%	8.1%	50.7%	40.5%
New Jersey	2.7%	13.9%	58.2%	25.2%

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

In addition to data concerning occupancy characteristics, the ACS includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In the first Two Rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators from the Census to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and, water. In the Round Three rules, COAH has reduced this to three indicators generated from the ACS, which in addition to age of unit (Pre-1940 units in Table 2), are the following, as described in the ACS.

Plumbing Facilities Complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the dwelling unit.

Kitchen Facilities Complete kitchen facilities include a sink with piped water, a range or cook top and oven, and a refrigerator. All three facilities must be located inside the dwelling unit.

Table 8 compares the Township, County, and State for the above indicators of housing quality. The Township has no units with incomplete plumbing or kitchen facilities. The County has a slightly higher percentage of units with incomplete plumbing facilities than the State, while the State has a higher percentage of units with incomplete kitchen facilities than the County.

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

Condition	------%-----		
	Lebanon Township	Hunterdon County	New Jersey
Complete plumbing facilities	100%	99.5%	99.6%
Complete kitchen facilities	100%	99.5%	99.2%

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

The last factors used to describe the municipal housing stock are the housing values and gross rents for residential units. With regard to values, the ACS offers a summary of housing values, seen in Table 9, which indicate that 91.9% of all residential properties in the Township were valued at \$200,000 or more, and 70.7% were valued at \$300,000 or more, compared to 63.1% valued at \$200,000 or more in 2000.

TABLE 9: Value of Owner Occupied Residential Units

Value	Number of Units	%
\$0 – 50,000	43	2.2%
\$50,000 – 99,999	13	0.7%
\$100,000 – 149,999	15	0.8%
\$150,000 – 199,999	90	4.5%
\$200,000 – 299,999	420	21.2%
\$300,000 – 499,999	815	41.2%
\$500,000 – 999,999	534	27.0%
\$1,000,000 +	50	2.5%

Source: 2009-2013 American Community Survey 5-Year Estimates

The data in Table 10 indicate that in 2010 all of the leased housing units rented for more than \$750/month with the largest percentage, 56.4%, found between \$1,000 and \$1,499 per month, and 70.4% of the units renting for \$1,000/ month or more. In 2000 39% of the units rented for \$1,000/month or more.

TABLE 10: Gross Rents for Renter-Occupied Housing Units

Monthly Rent	Number of Units	-----%-----
Under \$200	0	0.0%
\$200 – 299	0	0.0%
\$300 – 499	0	0,0%
\$500 – 749	0	0.0%
\$750 – 999	76	27.6%
\$1,000 – 1,499	155	56.4%
\$1,500 or more	44	16.0%

Note: Median gross rent for Lebanon Township is \$1,334/month, compared to \$871/month in 2000.

Source: 2009-2013 American Community Survey 5-Year Estimates

The data in Table 11 indicate that there were 118 renter households, or 42.9% of all renters, earning less than \$50,000 annually, and all of these households were paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

TABLE 11: Household Income by Gross Rent as a Percentage of Household Income

Income	Number of Households	Percentage of Household Income					
		0 – 19.99%	20 – 24.9%	25 – 29.9%	30 – 34.9%	35% +	Not computed
< \$10,000	35	0	0	0	0	35	0
\$10,000 – 19,999	0	0	0	0	0	0	0
\$20,000 – 34,999	66	0	0	0	0	66	0
\$35,000 -- 49,999	17	0	0	0	0	17	0
\$50,000-- 74,999	60		14	46			0
\$75,000 -- 99,999	15			15			0
\$100,000 or more	82	67	15				0

Source: 2009-2013 American Community Survey 5-Year Estimates

Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary sources of information for the analysis of the demographic characteristics of the Township's residents are the 2010 U.S. Census and the 2009-2013 American Community Survey (ACS). These two sources provide a wealth of information concerning the characteristics of the Township's population in 2010.

The 2010 Census indicates that the Township had 6,588 residents, or 772 more residents than in 2000, representing a population increase of approximately 13.3%. In the previous 10 years from 1990 to 2000 the Township's population increased by only 2.4%. The 13.3% increase from 2000 to 2010 compares to a 5.2% increase in Hunterdon County and a 4.5% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. The youngest age class (0-4) was weighted towards females, while males predominated in the 5-17, 18-34 and 55-64 categories. and females predominated in the 35-54 and the 65+ classes.

TABLE 12: Population by Age and Sex

Age	Total Persons	Male	Female
0-4	261	121	140
5 – 17	1,230	635	595
18 – 34	875	460	415
35 – 54	2,256	1,096	1,160
55 – 64	967	500	467
65 +	999	467	532
Total	6,588	3,279	3,309

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

Table 13 compares the Township to the County and State for the same age categories. The principal differences among the Township, County, and State occur in the 0-4 and 18-34 age categories. The Township had a lower percentage in both these categories than the County or State, while the Township's 55-65+ year old categories was higher than the County and State. In the 5 to 17 age category, the school age category, the Township exceeded the State but was slightly less than the County.

TABLE 13: Comparison of Age Distribution for Township, County, and State (% of persons)

Age	Lebanon Township	Hunterdon County	New Jersey
0-4	4.0%	4.7%	6.2%
5 – 17	18.7%	18.9%	17.3%
18 – 34	13.2%	15.2%	21.3%
35 – 54	34.3%	34.2%	29.8%
55 – 64	14.6%	14.5%	11.9%
65 +	15.2%	12.7%	13.5%
Median	45.4	43.5	39.0

Source: 2010 U.S. Census, SF 2 for Township, County and State, PCT3/PCT5

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Hunterdon County and the State. The Township differed from the County and State in terms of the distribution of household sizes by having more households of two, three or four persons and fewer households of one person, resulting in a marginally higher average persons per household.

TABLE 14: Persons in Household

Household Size	Number of Households
1 person	422
2 persons	799
3 persons	429
4 persons	415
5 persons	157
6 persons	55
7 or more persons	19

Source: 2010 U.S. Census, SF 2, PCT20/HCT6

TABLE 15: Comparison of Persons in Household for Township, County, and State (% of households)

Household Size	Lebanon Township	Hunterdon County	State
1 person	18.4%	22.0%	25.2%
2 persons	34.8%	33.9%	29.8%
3 persons	18.7%	17.1%	17.4%

4 persons	18.1%	17.3%	15.7%
5 persons	6.8%	6.9%	7.2%
6 persons	2.4%	1.9%	2.7%
7 or more persons	0.8%	0.8%	1.9%
Persons per household	2.71	2.62	2.68

Source: 2010 U.S. Census, SF 2 for Township, County and State, PCT20/HCT6

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 1,760 family households in the Township (72.3% of the total number of households) and 674 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. Compared to 2000, the number of family households increased by 13% (increase from 1,556 family households to 1,760 family households), while the number of non-family households increased by almost 66% (407 non-family households to 674 non-family households).

In terms of the proportion of family and non-family households, the Township had more family households than the County or State (72.3% for the Township, 68.7% for the County, and 64.6% for the State). Relative to the 2000 Census, the proportion of non-family households increased in all three jurisdictions, from 19% to 28% for the Township, from 25% to 31% for the County, and from 30% to 35% for the State.

TABLE 16: Persons by Household Type and Relationship

	Total
In family Households:	1,760
	1,532
Spouse	
Child	1,984
Other relatives	271
In Non-Family Households:	674
Male householder:	275
Living alone	206
Not living alone	69
Female householder:	261
Living alone	216

Not living alone	45
atives	138
In group quarters:	367
Institutionalized:	321
Correctional institution	0
Nursing homes	33
Mental hospitals	272
Juvenile institutions	16
Other institutions	0
Non-institutionalized	46
Group homes for adults	37
Workers group quarters and Job Corps centers	9

Source: 2010 U.S. Census, SF 2, PCT22/PCT 28 and PCT38/39 .

Table 17 provides 2013 income data for the Township, County, and State. The Township's per capita and median incomes were higher than those of the State, while the per capita and family incomes were less than the County, with the household income higher than the County. The definitions used for households and families in Table 17 are similar to those identified in the description of Table 16, so that the households figure in Table 17 includes families. By way of comparison, in the 2000 Census the per capita income for the Township was \$30,793, for the County \$36,370, and for the State \$27,006.

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

Jurisdiction	Per Capita Income (\$)	Median Income (\$)	
		Households	Families
Lebanon Township	48,104	108,355	124,055
Hunterdon County	50,349	106,143	125,828
New Jersey	36,027	71,629	87,347

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

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2013. The determination of poverty status and the associated income levels was based on the cost of an economy food plan and ranged from an annual income of \$11,770 for a one-person family to \$40,890 for an eight-person family (three-person family is \$20,090) determined for 2015. According to the data in Table 18, the Township has proportionately fewer persons and families qualifying for poverty status than the County or State. However, the percentages in Table 18 translate to 257 persons, but only 28 families, in poverty status. Thus, the non-family households have a much larger share of the population in poverty status.

Table 18 also compares poverty status from the 2000 Census to poverty status from the 2009-2013 ACS. The increases across all categories are dramatic, and even more so for the Township and Hunterdon County.

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

Jurisdiction	Persons (%)		Families (%)	
	1999	2009-2013	1999	2009-2013
Lebanon Township	2.0%	3.9%	1.0%	1.6%
Hunterdon County	2.6%	4.0%	1.6%	2.3%
New Jersey	8.5%	10.4%	6.3%	7.9%

Source: 2009-2013 American Community Survey 5-Year Estimates for Township, County and State; 2000 U.S. Census, SF-3 for Township, County and State, DP-3

The U.S. Census includes a vast array of additional demographic data that provide interesting insights into an area's population. For example, Table 19 provides a comparison of the percent of persons who moved into their current homes prior to 2000; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of current Township residents residing in the same house as they resided in 2000 exceeded that of the County but was less than that for the State.

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

Jurisdiction	Percent living in dwelling prior to 2000
Lebanon Township	52.9%
Hunterdon County	49.0%
New Jersey	59.8%

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

Table 20 compares the educational attainment for Township, County, and State residents. These data indicate that the percentage of Township residents with a high school diploma or more or a bachelor's degree or more exceeds the State but is less than the County. The figures for the Township are virtually the same as they were in 2000.

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

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Lebanon Township	93.6%	36.8%
Hunterdon County	94.1%	47.5%
New Jersey	88.1%	35.8%

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

The ACS Census also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit, although a larger percentage carpools than the remainder of the County. Not surprisingly both the Township and County have much lower percentages than the State of people using public transit. Of the 6.5% of workers who resided in the Township and used other means of transportation to reach work, 87% (or 193 workers) worked at home and 13% (or 28 workers) walked to work.

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

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Lebanon Township	84.8%	7.4%	1.3%	6.5%
Hunterdon County	81.8%	6.3%	2.2%	9.7%
New Jersey	71.9%	8.4%	10.8%	8.9%

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

Summary of Employment Data

The ACS provides detailed information on a municipality's resident population as to means of employment. Employment characteristics are described in two ways: first, by occupation, which is the type of work the employee performs; and second, by industry, or the type of business in which the employee works. Table 22 provides the data for these two characteristics.

TABLE 22: Selected Employment Characteristics of Resident Population, 2009-2013

Employed civilian population 16 years and over	3,681	100.0
OCCUPATION		
Management, business, science, and arts occupations	1,707	46.4
Service occupations	407	11.1
Sales and office occupations	1,034	28.1
Natural resources, construction, and maintenance occupations	415	11.3
Production, transportation, and material moving occupations	118	3.2
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	33	0.9
Construction	296	8.0
Manufacturing	317	8.6
Wholesale trade	145	3.9
Retail trade	606	16.5
Transportation and warehousing, and utilities	33	0.9
Information	70	1.9
Finance and insurance, and real estate and rental and leasing	115	3.1
Professional, scientific, and management, and administrative	520	14.1
Educational services, and health care and social assistance	1,017	27.6
Arts, entertainment, recreation, and accommodation/food	203	5.5
Other services, except public administration	240	9.2
Public administration	86	2.3

Source: 20012-2016 American Community Survey 5-Year Estimates, S2401 and S2403

These data indicate that the largest percentages of the Township's population hold managerial or sales and office positions, and are employed in a wide range of industries, led by educational services, health care and social assistance; retail trade; and, professional, scientific, management and administrative occupations.

Municipal Population and Employment Projections

The North Jersey Transportation Planning Authority (NJTPA) is the official Metropolitan Planning Organization for the Township, and as such develops periodic forecasts of population and employment at the municipal level. Plan 2045, adopted by the NJTPA on November 13, 2017, provides the most recent available population and employment projections for the Township. According to Plan 2045, the Township's estimated population in 2015 was 6,558 residents, the same as enumerated in the 2010 US Census, and the projected population for 2045 is also 6,558 residents. The Township's estimated employment of 1,429 jobs in 2015 is projected to increase by two jobs to 1,431 jobs in 2045.

This static level of growth in both population and employment is consistent with the data on building and demolition permits provided by the N.J. Construction Reporter. Between 2005 and 2016 there were 52 building and 33 demolition permits issued, resulting in a net increase of 19 housing units over the 12 year period. Given this low level of growth, and decreasing median household size, a flat population projection is not unlikely. Over the same 12 year period the Construction Reporter indicated that there was no new retail development in the Township.