

# Pompton Lakes Borough Demographic Profile

## Aging-Friendly Land Use Assessment

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### Introduction

New Jersey Future has assembled a municipal profile in conjunction with the **Aging-Friendly Communities Initiative** that is being undertaken with funding from **The Henry and Marilyn Taub Foundation** whose support made this project possible. The profile is intended to offer a current statistical snapshot of key demographic and economic characteristics of the Borough of Pompton Lakes, particularly as they relate to the Borough's older residents. To provide context, Pompton Lakes' values for the data items presented here are compared to statewide values. This profile includes the data items listed below. Most are from the five-year version of the Census Bureau's American Community Survey. Total population is from the Census Bureau's Annual Population Estimates program. Data items relating to land development patterns and street networks are New Jersey Future's analysis of data from sources including NJDOT, NJDEP, and Rutgers and Rowan Universities.

- 2007 land-use patterns: % developed, % preserved or constrained, and % still developable
- % built-out (developed acres as % of all developable, i.e. with preserved/constrained lands removed from denominator)
- Net activity density (population + employment per developed square mile)
- Street network density (route-miles of local road per square mile)
- Presence of a center (New Jersey Future methodology)
- Median block size
- Total population
- Population by age group
- % living in poverty: all residents and residents 65+
- Median household income
- Household income distribution
- % vacant housing units
- % owner vs renter
- Living arrangements of the 65+ population
- Housing units by type / # of units in structure
- Average residential value
- Years of median household income to purchase average-valued home
- Median gross rent
- % of households that are cost-burdened: all households and households headed by someone 65+

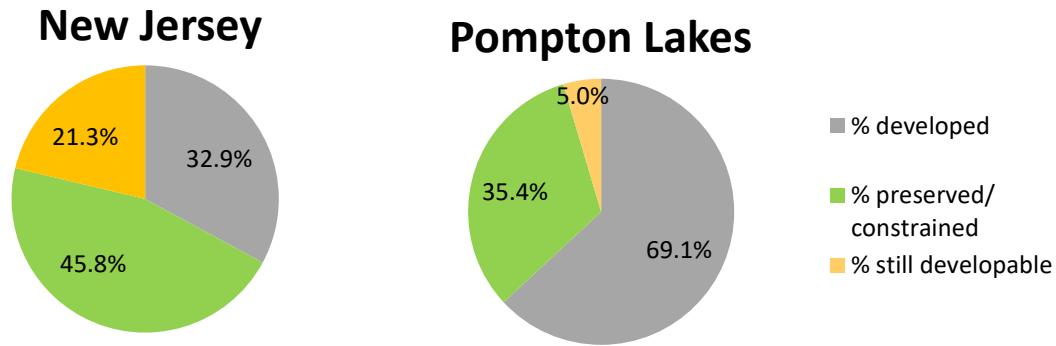
## Pompton Lakes Demographic Overview

Like the rest of Passaic County, Pompton Lakes is mostly built-out – that is, most of its land that can be developed has been developed. In the upper block of the county – West Milford township, Ringwood, Wanaque, and Bloomingdale – municipalities are at or near build-out not because they are lacking undeveloped lands but because those lands are off-limits to development. All four of them are less than 30 percent urbanized but are at the same time at least 80 percent built-out, because most of their undeveloped land can't be built on. In the southern neck of the county, to the east of I-287, towns are mostly built-out because they are mostly urbanized – every town in the southern half, including Pompton Lakes, has developed at least 2/3 of its total land area, with the county's three major cities – Paterson, Clifton, and Passaic – all being at least 90 percent urbanized. Pompton Lakes straddles the two sections of the county, with about 30 percent of its land still open but undevelopable and the rest mostly urbanized.

Pompton Lakes has a moderate suburban density overall, with a traditional mixed-use downtown at its center and with fairly good local bus service but with most of the surrounding residential neighborhoods being more typically suburban, with mainly single-family detached housing. Its income profile resembles that of the state as a whole, with slightly higher concentrations in the upper income brackets. Pompton Lakes has rates of poverty and housing vacancy that are well below the statewide level, and a much higher homeownership rate. Its home values tend to be lower than the statewide average, although the median rent is higher, probably reflective of the relative shortage of rental housing.

## 2007 Land Use Patterns

Pompton Lakes is much more developed than the state as a whole, and most of what remains has either been permanently preserved (as parkland, for example) or cannot be built on due to environmental constraints. The borough has a small amount of developable land remaining, meaning that most new development is going to be redevelopment or infill.



In fact, Pompton Lakes is 93.2 percent built-out – that is, almost all of its land that can be built on (excluding land that has already been preserved or is environmentally constrained) has already been built on.

## Smart-Growth Metrics

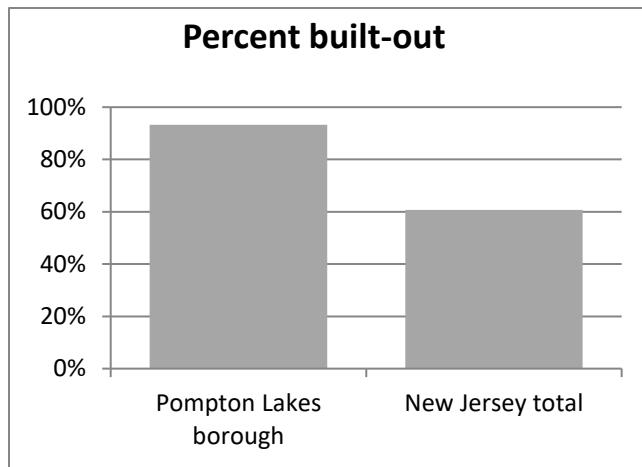
New Jersey Future has developed four municipal-level metrics of compactness and walkability: net activity density (population + jobs per developed square mile, for 2007), presence of a mixed-use center, street network density (as measured by route-miles of local road per square mile), and median block size (in acres).

Pompton Lakes' net activity density is 6,635 people + jobs per developed square mile, ranking it in New Jersey Future's "moderate suburban" category, the fourth-highest out of six categories. The median net activity density over all 565 municipalities in the state is 5,244, so Pompton Lakes' net activity density puts it slightly ahead of the middle of the pack among all New Jersey municipalities.

New Jersey Future characterizes Pompton Lakes as being a center, with a well-defined mixed-use downtown.

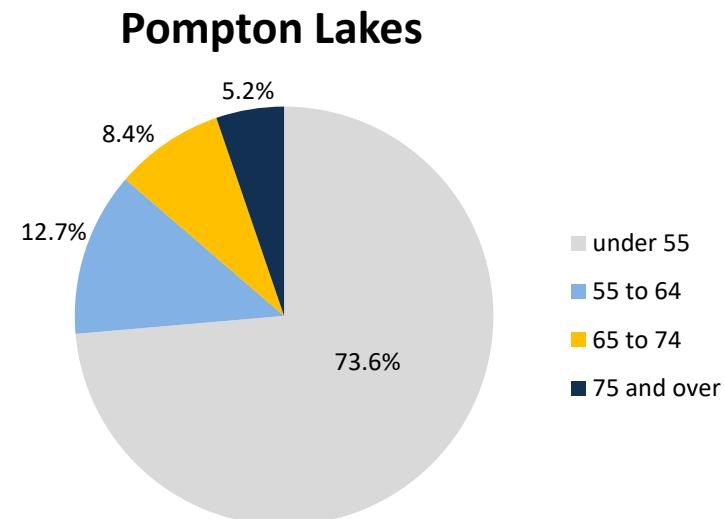
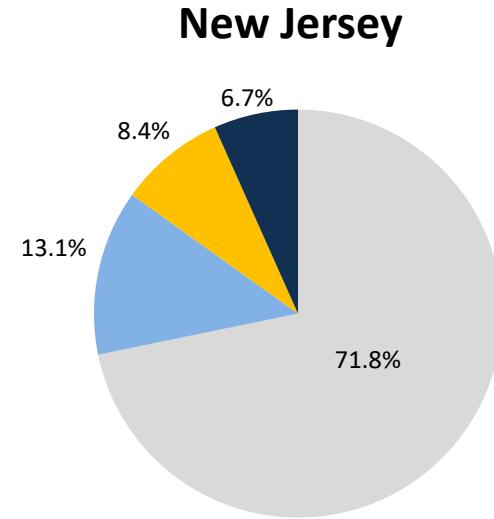
Pompton Lakes' street network density is 11.2 local road route-miles per square mile, putting it in the "good" category, the third highest. The median over all 565 municipalities in the state is 9.75.

Pompton Lakes' median block size is 4.44 acres, putting it in the "good" category, the third-best. The median municipality in the state has a median block size of 5.18 acres, meaning Pompton Lakes' street network, with its smaller blocks, is slightly more walkable than the typical municipality's.



## Age Distribution

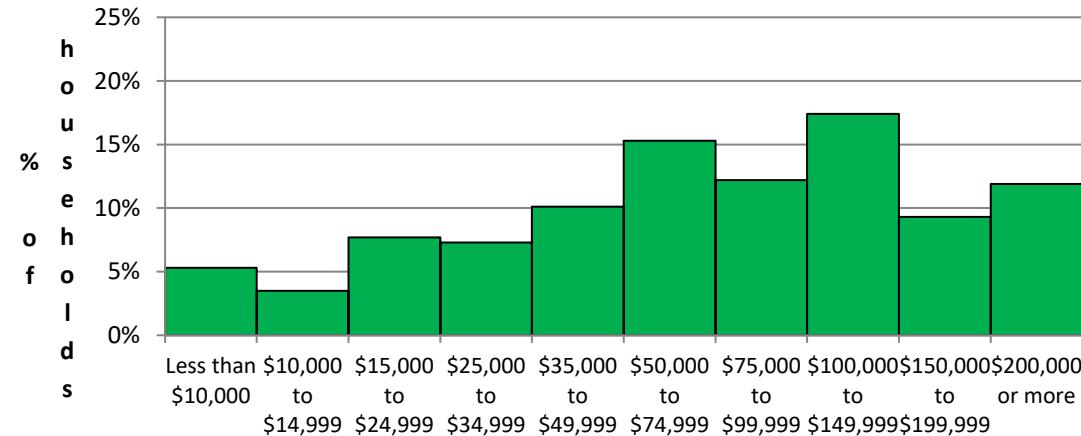
The total 2018 population of the town was 11,014 individuals. Pompton Lakes has a slightly lower percentage of residents 65 and older than does the state as a whole – 13.7 percent, compared to 15.1 percent statewide. It also has a slightly smaller percentage between ages 55 and 65. So Pompton Lakes' population skews slightly younger than the state.



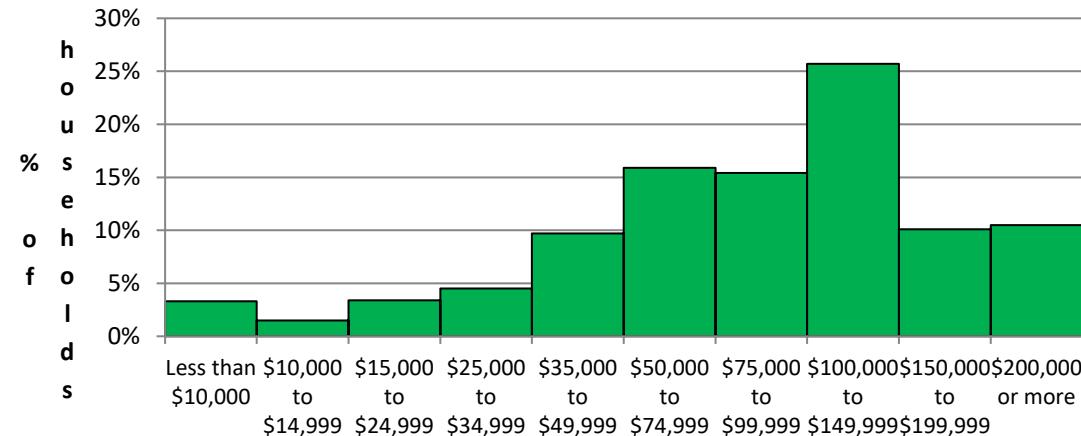
## Income Distribution

Pompton Lakes' income distribution resembles that of the state as a whole but with fewer households in the lowest income categories and a more noticeable spike at the \$100,000-to-\$150,000 range.

**New Jersey household income in the past 12 months**



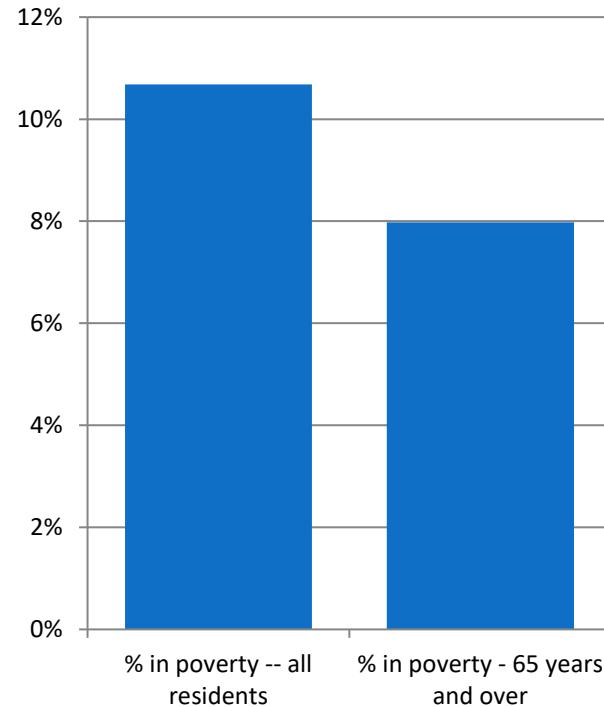
**Pompton Lakes household income in the past 12 months**



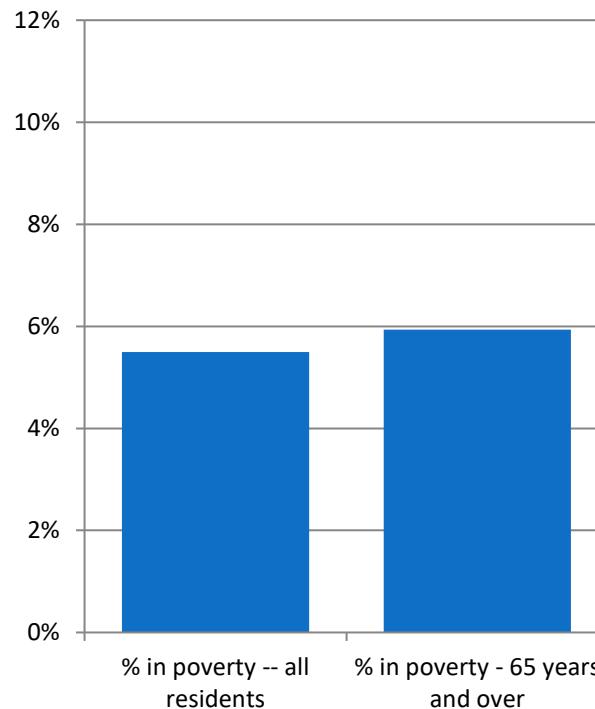
## Poverty

Pompton Lakes' overall poverty rate of 5.5 percent is about half the statewide rate of 10.7 percent. But its poverty rate of 5.9 percent among residents 65 and over is slightly higher than its overall poverty rate. This is the reverse of what is true statewide, where the poverty rate for the 65+ population is lower than the overall rate. In Pompton Lakes, being over age 65 means you are more likely to be living in poverty, rather than less likely, as is the case for New Jersey as a whole.

**New Jersey**



**Pompton Lakes**

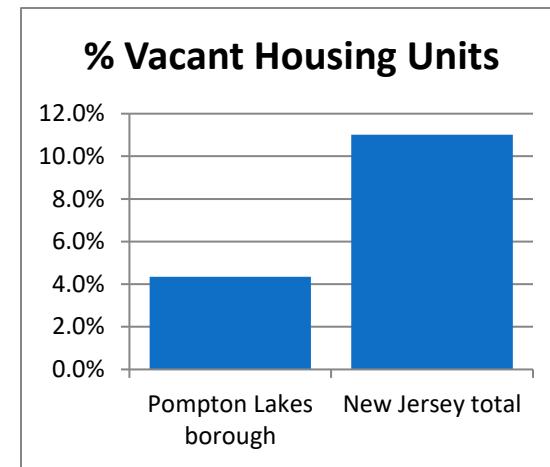


## Housing Vacancy

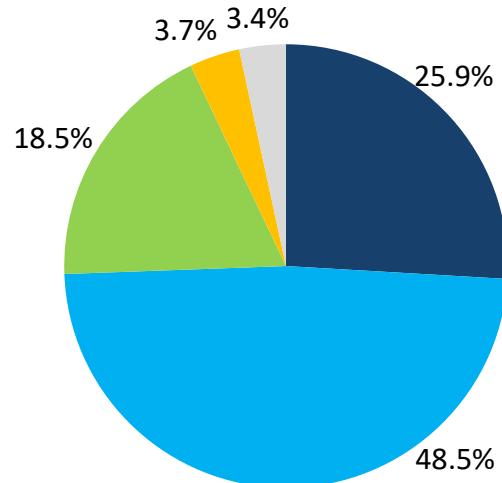
Pompton Lakes' housing vacancy rate is well under half the statewide rate – 4.3 percent vs. 11.0 percent – indicating a tight housing market.

## Living Arrangements of the 65+ Population

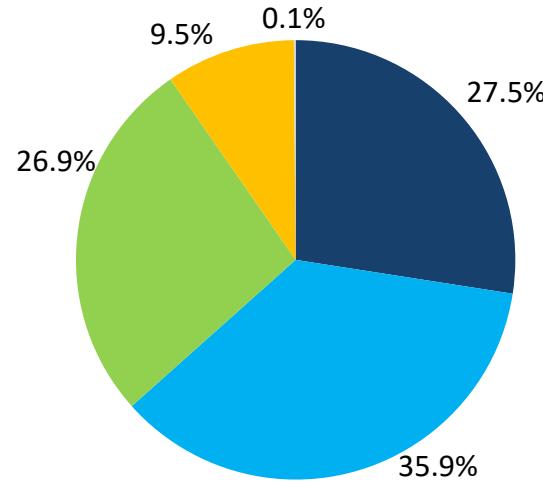
Pompton Lakes residents who are 65 or older are slightly more likely to live alone than is true statewide – 27.5 percent of the 65+ population lives alone in Pompton Lakes, compared to 25.9 percent for New Jersey as a whole. Pompton Lakes' 65+ residents are much more likely to be living with other relatives – 26.9 percent of the 65+ population in Pompton Lakes, compared to only 18.5 percent statewide. They are also more likely to be living with non-relatives (including unmarried partners) – 9.5 percent of Pompton Lakes' 65+ residents live in such a household, compared to only 3.7 percent statewide.



### New Jersey



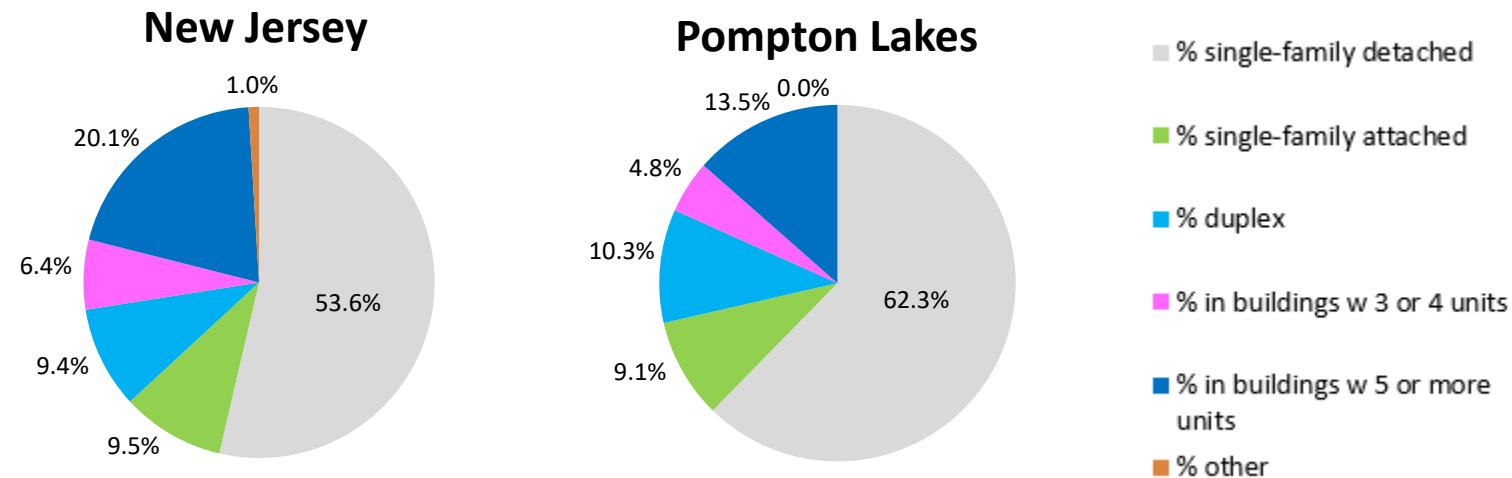
### Pompton Lakes



- % living alone
- % householder living with spouse, or spouse of householder
- % living with other relatives
- % living with non-relatives (incl unmarried partner)
- % in group quarters

## Housing Stock

Pompton Lakes' housing stock mirrors that of the state fairly closely, with a diverse mix of housing types. Its share of single-family detached units is somewhat higher than the statewide percentage (62.3% vs. 53.6%) and its share of units in larger apartment buildings is smaller (13.5% vs. 20.1%), but other housing types are well represented.



## Household Income and Housing Prices

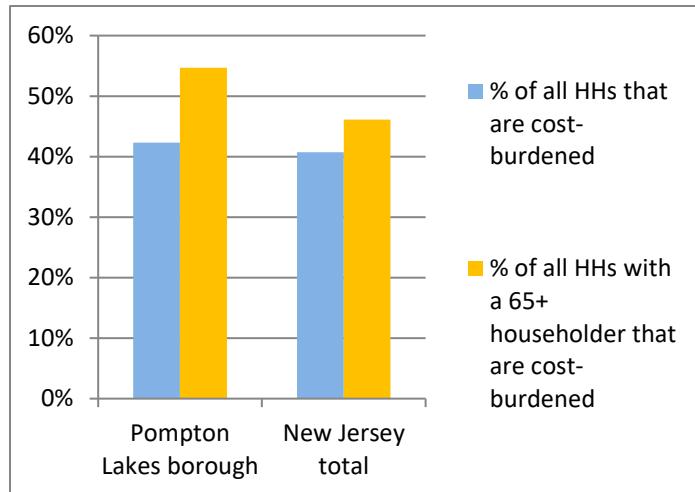
Pompton Lakes' median household income of \$92,952 is about 20 percent higher than the statewide median of \$76,475, while its average home is worth only about 75 percent of the average home value for the whole state. The ratio of home values to income in Pompton Lakes is thus significantly lower than it is for the state as a whole: Statewide, the median-income household needs 4.8 years' worth of income to purchase the average-priced home, whereas in Pompton Lakes it is just under 3 years (2.95).

Because Pompton Lakes' average home value is so much lower than the state's, the borough represents a relative bargain for the statewide median-income household: That household needs just a little over 3 ½ years' worth of income to purchase the average Pompton Lakes home.

Jurisdiction	Median household income 2017	Average residential value 2017	Years local median HH income to purchase avg home value	Years state median HH income to purchase avg home value
Pompton Lakes	\$92,952	\$274,008	2.95	3.58
New Jersey Total	\$76,475	\$367,049	4.80	4.80

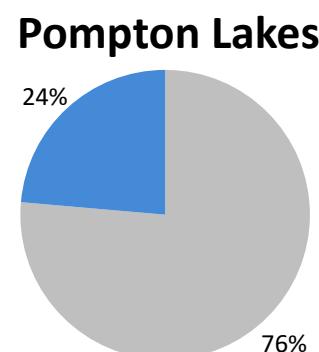
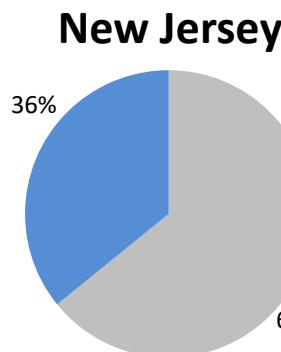
## Housing Cost Burden

The percentage of all households that are housing cost-burdened (i.e. paying at least 30% of their gross income on housing costs) is about the same in Pompton Lakes as it is statewide – 42.3% vs. 40.7%. But when considering only households headed by someone 65 or older, Pompton Lakes’ rate is much higher than the state’s – 54.7% vs. 46.1%. Both in Pompton Lakes and statewide, the likelihood of being housing cost-burdened is higher for households headed by someone 65+ than for the general population, and in Pompton Lakes’ case it is significantly higher.

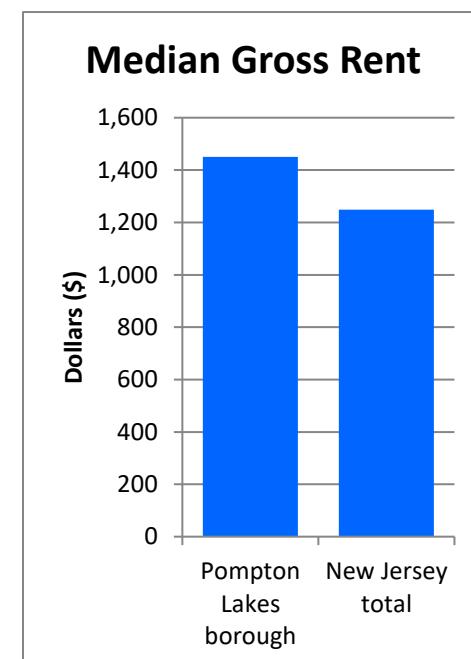


## Tenure

More than three-quarters (76.4 percent) of Pompton Lakes households own their homes, well above the statewide rate of 64.1 percent. For those that don’t, Pompton Lakes’ rents are generally higher than statewide: Median gross rent for Pompton Lakes is \$1,450 per month, compared to a median of \$1,249 for the state, making Pompton Lakes’ median rent about 16 percent higher than statewide.



■ % owner-occupied  
■ % renter-occupied



## Internal Diversity

Pompton Lakes is subdivided into two census tracts – census tracts roughly correspond to the concept of a neighborhood. Tract 1964.01, south of Hamburg Turnpike, is much whiter than the state as a whole, with a non-Hispanic white percentage of 81.8 percent (the statewide figure is 56.7 percent). The northern part of the borough, Tract 1964.02, is a bit closer to the state profile, with a non-Hispanic white percentage of 69.3 percent and with a Hispanic percentage that is actually larger than the state's (22.7 percent, vs. 19.3 percent statewide). There are virtually no black residents in either tract, and both tracts have Asian percentages a little more than half the size of the statewide 9.1 percent.

