
DEMOGRAPHICS PLAN ELEMENT

INTRODUCTION

This element presents general housing and demographic information for Highlands Borough. It is important to understand demographic conditions and population trends in order to effectively plan for the Borough's present and future development. Although past trends do not necessarily predict future conditions, they do provide a sense of the Borough and call attention to emerging trends.

DEMOGRAPHIC CHARACTERISTICS

Population Trends

Highlands Borough experienced a population growth of 5.1 percent (248 persons) from 1990 to 2000, as shown in Table 1. In comparison, Monmouth County grew by 11.2 percent and the state of New Jersey grew by 8.8 percent. When considering that the Borough has been predominantly built-out for many years, a growth rate of over 5 percent is somewhat significant, especially when the number of housing units declined from 2,890 in 1990 to 2,820. Growth in the Borough is most likely associated with a considerable decline in the number of vacant owner and renter occupied housing units.

Highlands Borough experienced rapid growth from 1940 to 1980, with the largest increase occurring between 1940 and 1950, when the population increased from 2,076 persons to 2,959 persons, a 43 percent increase, yet consistent with County growth. (40% increase)

The population of the Borough continued to increase between 1960 and 1970 by 11 percent. The continued movement of population from urban areas to newly developing suburbs and to the major interchange areas along the Parkway led to secondary east - west corridor development. Accordingly, during the 1960's Monmouth County's population grew by 38% and New Jersey's population grew by 18 percent.

During the decade 1970 to 1980, the County and State population growth rates began to stabilize, while Highlands population increased at a significantly faster rate than the County and the State. In 1980, the

population reached 5,187 persons, a 32 percent increase compared to a 9 percent increase for the County and a 2 percent increase for the State.

Population growth in the 1970's was followed by a 7 percent decline from 1980 to 1990, compared to a 10 percent increase for the County and a 5 percent increase at the state level. From 1990 to 2000, the Borough added 249 residents or 5 percent, for a total of 5,097 persons - but still lower than the 1980 population of 5,187.

The relatively slow increase in Highlands Borough over the last decade is due to lack of vacant land. Table 1 "Population: 1940 - 1990 Borough, Monmouth County, New Jersey," summarizes the Borough, County and State population trends from 1940 to 1990.

TABLE D-1
POPULATION 1940 – 2000
BOROUGH, MONMOUTH COUNTY, NEW JERSEY

Year	BOROUGH		MONMOUTH COUNTY		NEW JERSEY	
	Population	Percent Change	Population	Percent Change	Population	Percent Change
1940	2,076	---	161,238	---	4,160,165	---
1950	2,959	43%	225,327	40%	4,835,329	16%
1960	3,536	19%	334,401	48%	6,066,782	25%
1970	3,916	11%	461,849	38%	7,168,164	18%
1980	5,187	32%	503,173	9%	7,364,158	2%
1990	4,849	-7%	553,124	10%	7,730,188	5%
2000	5,097	5%	615,301	11%	8,414,350	9%

SOURCE: US Bureau of Census 1940 – 2000.
 COMPILED BY: T&M ASSOCIATES

Population Composition by Age, Race and Sex

Table 2 presents the 1990 and 2000 population by age groups for Highlands Borough and Monmouth County. As shown, both the Borough and the County experienced slight increases in the 5-14 and 55-64 age groups. Slight decreases in the Borough and the County can be seen in the under 5, 15-24, and 65 and over age groups. Both the Borough and the County experienced significant increases in the 35-44 and 45-54 age groups, and significant decreases in the 25-34 age group.

**TABLE D-2
 POPULATION DISTRIBUTION, 1990 & 2000
 HIGHLANDS BOROUGH AND MONMOUTH COUNTY**

	1990 % of Population		2000 % of Population	
	Borough	County	Borough	County
Under 5	5.6	7.0	5.1	6.9
5-14	9.3	13.3	11.0	15.1
15-24	13.0	13.0	10.0	11.0
25-34	23.8	16.5	16.6	12.2
35-44	15.9	16.7	20.2	18.2
45-54	10.5	11.5	15.4	15.0
55-64	8.1	9.0	10.3	9.1
65 and over	13.7	12.8	11.3	12.5
Totals	100%	100%	100%	100%
Median Age	34.2	35	38.6	37.7

SOURCE: US Bureau of Census 1990 & 2000.
 COMPILED BY: T&M ASSOCIATES

According to the U.S. Census, as depicted in Table 2 above, the majority or 68.1 percent of the Borough is characterized as within the "working years" (20 to 64), 15.5 percent or 792 persons are within the "school years," 11.3 percent or 576 persons are 65 years or older and 259 persons or 5.1 percent are within the preschool years (0 to 4).

Population trends within Highlands Borough are influenced by a variety of factors including national, state and regional economic conditions, social changes and government policy. Changing birth rates, changing employment trends and consumer preferences, the availability of land and other factors can affect future development within the Borough.

As updated census data for population and housing becomes available, the Planning Board should monitor population growth and composition and review its planning program to determine how the needs and desires of present and future residents of Highlands Borough may be changing.

POPULATION CHARACTERISTICS

The general characteristics of the Borough's population can be determined from the U. S. Census of Population in 2000. These characteristics include age, sex, race, employment and income.

Age

The 2000 census recorded the median age of Highlands Borough residents as 38.9. This is similar to Monmouth County, which had a median age of 37.8.

Sex

The Highlands Borough population in 2000 was 49.7 percent female and 50.3 percent male, which is consistent with County and State averages.

Race

The 2000 Census recorded the population of Highlands Borough as 95.1 percent white, 1.6 percent black, 1.4 percent two or more races, 1 percent Asian, 0.6 percent some other race and 0.3 percent Native American. In comparison, Monmouth County's race breakdown is as follows: 84.4 percent white, 8.1 percent black, 4 percent Asian, 1.7 percent some other race, 1.7 percent two or more races and 0.1 percent Native American.

Employment

A total of 2,914 persons were part of the labor force for Highlands Borough in 2000. 2,738 of these persons were employed while 167 persons were unemployed accounting for a 6.1 percent unemployment rate. This was slightly higher than the 4.8 percent unemployment rate for the County in 2000.

Income

The median household income of Highlands Borough in 1999 was \$45,692. This was less than the Monmouth County median household income of \$64,271 and the New Jersey median household income of \$55,146.

The per capita income of Borough residents in 1999 was \$29,369 which was lower than the per capita income of the County (\$31,149). Per capita income is the calculated average amount of income available per person.

Income levels are affected by educational attainment, occupation and age. Education and occupation are related to earning potential and higher incomes for workers while income generally declines after retirement.

TABLE D-3
PERSONS BY RACE AND SEX, 1990 AND 2000
HIGHLANDS BOROUGH AND MONMOUTH COUNTY

	1990				2000			
	Highlands Borough		Monmouth County		Highlands Borough		Monmouth County	
Race	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	4,716	97.3	483,277	87.4	4,847	95.1	519,261	84.4
Black	33	0.7	47,229	8.5	81	1.6	49,609	8.1
American Indian, Eskimo, Aleut	10	0.2	712	0.1	17	0.3	879	0.1
Asian or Pacific Islander	90	1.9	15,224	2.7	51	1.0	24,556	4.0
Other	0	0	6,682	1.2	101	2.0	20,996	3.4
Total	4,849	100	553,124	100	5,097	100	615,301	100

SOURCE: US Bureau of Census 1990 & 2000.

COMPILED BY: T&M ASSOCIATES

Persons by race for both Highlands Borough and Monmouth County are shown in Table 3. Whites made up 95.1 percent of the Borough's population in 2000 while constituting 87.4 percent of the County's population. The number of minorities in both the Borough and the County increased slightly between 1990 and 2000. The majority of the increase in the Borough was in the black population, while the majority of the increase in the County was in the Asian population.

EXISTING HOUSEHOLD CHARACTERISTICS

Household Size

Table 4 presents the households in 2000 by number of persons in the Borough and the County. The Census defines a household as one or more persons, whether related or not, living together in a dwelling unit.

TABLE D-4
HOUSEHOLD SIZE, 2000
HIGHLANDS BOROUGH AND MONMOUTH COUNTY

Household Size	Borough Number	Borough Percent	County Number	County Percent
Total households	2,450	100	224,236	100
1 Person	1,021	41.7	53,456	23.8
2 person	781	31.9	67,002	29.9
3 person	316	12.9	38,119	17.0
4 person	197	8.0	38,946	17.4
5 person	78	3.2	17,941	8.0
6 or more person	57	2.4	8,772	3.9
Average Household size	2.08	N/A	2.70	N/A

SOURCE: US Bureau of Census 2000.

COMPILED BY: T&M ASSOCIATES

TABLE D-5
HOUSEHOLD SIZE, 1990 AND 2000
HIGHLANDS BOROUGH

Household Size	1990		2000		Change 1990-2000	
	Number	Percent	Number	Percent	Number	Percent
1 person	884	38.9	1,021	41.7	137	15.5
2 person	753	33.1	781	31.9	28	3.7
3 person	293	12.9	316	12.9	23	7.8
4 person	211	9.3	197	8.0	-14	-6.6
5 person	88	3.9	78	3.2	-10	-11.4
6 or more persons	46	2.0	57	2.4	11	24
Total	2,275	100	2,450	100	175	7.7

SOURCE: US Bureau of Census 1990 & 2000.

COMPILED BY: T&M ASSOCIATES

TABLE D-6
MEDIAN HOUSEHOLD INCOME, 1989 & 1999
HIGHLANDS BOROUGH, MONMOUTH COUNTY, AND NEW JERSEY

	1989 Median Household Income	1999 Median Household Income	Percent Change 1989-1999
New Jersey	\$40,927	\$55,146	34.7
Monmouth County	\$45,912	\$64,271	40.0
Highlands Borough	\$32,364	\$45,692	41.2

SOURCE: US Bureau of Census 1990 & 2000.
 COMPILED BY: T&M ASSOCIATES

TABLE D-7
1999 HOUSEHOLD INCOME DISTRIBUTION
HIGHLANDS BOROUGH

	Borough		County	
	Number of Households	Percent	Number of Households	Percent
Less than \$9,999	211	8.6	12,292	5.5
\$10,000 - \$14,999	175	7.1	9,194	4.1
\$15,000 - \$24,999	213	8.7	17,684	7.9
\$25,000 - \$34,999	303	12.4	19,394	8.6
\$35,000 - \$49,999	438	17.9	28,030	12.5
\$50,000 - 74,999	534	21.8	43,074	19.2
\$75,000 - \$99,999	222	9.1	32,229	14.4
\$100,000 - \$149,999	183	7.5	35,533	15.8
\$150,000 and more	170	6.9	27,017	12.1
Totals	2,449	100	224,447	100

SOURCE: US Bureau of Census 2000.
 COMPILED BY: T&M ASSOCIATES

**TABLE D-8
 HOUSING DATA IN 2000
 HIGHLANDS BOROUGH**

Characteristics	Number	Percent
Total housing units	2,820	100
Occupied housing units	2,450	86.9
Vacant housing units	370	13.1
Tenure of occupied units		
Owner occupied	1,349	55.1
Renter occupied	1,101	44.9
Year Structure Built		
1999 to March 2000	9	0.3
1995-1998	53	1.9
1990-1994	95	3.4
1980-1989	516	18.3
1970-1979	509	18.0
1960-1969	292	10.4
1940-1959	686	24.3
1939 or earlier	660	23.4
Units in structure		
1 unit detached	1,205	42.7
1 unit attached	265	9.4
2 units	236	8.4
3 or 4 units	173	6.1
5 to 9 units	176	6.2
10 to 19 units	349	12.4
20 or more units	254	9.0
Mobile home	162	5.7
Number of rooms		
1 room	25	0.9
2 rooms	144	5.1
3 rooms	650	23.0
4 rooms	684	24.3
5 rooms	498	17.7
6 rooms	506	17.9
7 rooms	139	4.9
8 rooms	118	4.2
9 or more rooms	56	2.0

SOURCE: US Bureau of Census 2000.
 COMPILED BY: T&M ASSOCIATES

In 1990, the Borough maintained a rental vacancy rate of 15.8 percent and an owner occupied vacancy rate of 6.5 percent. Accordingly, over 21 percent of all housing units in the Borough were vacant. However, in 2000, the renter occupied vacancy rate declined to 5.9 percent and the owner occupied vacancy rate declined to 2.6 percent. In 2000, 8.5 percent, or 370 units, remained vacant. Out of these 370 units, 202 or 55% are identified in the Census as for seasonal, recreational or occasional use. Typically, this is an indication of second home ownership. Nonetheless, from 1990 to 2000, the percentage of vacancies as a whole declined by 150 percent.

According to the 2000 Census, 45.1 percent of all housing units are rentals, an increase of almost 1 percent from 1990. The County's percentage of renter occupied housing units is 20.5 percent, almost 25 percent lower than Highlands. Generally speaking, high renter occupancy rates are an indication of an unstable housing market and transitional local population. To be more precise, less than 30 percent of residents lived in Highlands before 1990. One rationale for promoting owner occupied home ownership is that it creates external benefits for individual homeowners and neighborhoods. Typically, absentee landlords do not maintain properties to the same level as homeowner occupied housing units.

Since the Borough is predominantly built-out, growth is expected at a rate slower than the County and the State. New population growth is anticipated to occur as the result of new residential infill housing. As older cottage style housing units in the Borough are replaced with new infill development, the average household size is anticipated to rise and therefore increase the population although the total number of housing units will remain the same.

TABLE D-9
INDICATORS OF HOUSING CONDITIONS, 2000
HIGHLANDS BOROUGH

	Number	Percent
Lacking complete plumbing facilities	8	0.3
Lacking complete kitchen facilities	0	0.0
No telephone service	26	1.1
Occupants per room		
1.00 or less	2,398	97.9
1.01-1.50	52	2.1
1.51 or more	0	0.0

SOURCE: US Bureau of Census 2000.
COMPILED BY: T&M ASSOCIATES

**TABLE D-10
 HOUSING VALUES, 2000
 HIGHLANDS BOROUGH**

Value Range	Number	Percent
Less than \$99,999	225	22.8
\$100,000-\$199,999	605	61.4
\$200,000-\$299,999	89	9.0
\$300,000-\$499,999	42	4.3
\$500,000 or more	24	2.5
Totals	985	100
Median Value	\$139,300	
Contract Rent		
Less than \$499	211	19.3
\$500-\$749	303	27.8
\$750-\$999	350	32.1
\$1000 or more	201	18.4
Total with cash rent	1,065	97.6
No Cash Rent	26	2.4
Total	1,091	100
Median Contract Rent	\$760	

SOURCE: US Bureau of Census 2000.

COMPILED BY: T&M ASSOCIATES

DEVELOPMENT PATTERNS

A review of building permits issued from 1980 through 2002 shows that growth in Highlands Borough peaked in 1980, remained high throughout 1988, sharply declined beginning in 1989, and began to rebound in the late 1990's. Table 11, Building Permits: 1980 - 2002, documents the building permit trends for the last two decades.

TABLE D-11
BUILDING PERMITS: 1980 – 2002
HIGHLANDS BOROUGH

YEAR	TOTAL BUILDING PERMITS	SINGLE FAMILY	TWO FAMILY	3 TO 4 FAMILY	5 OR MORE FAMILY
1980	112	112	0	0	0
1981	9	3	2	4	0
1982	15	15	5	0	10
1983	23	19	4	0	0
1984	46	20	2	24	0
1985	12	5	0	7	0
1986	40	38	2	0	0
1987	24	24	0	0	0
1988	40	40	0	0	0
1989	1	1	0	0	0
1990	1	1	0	0	0
1991	0	0	0	0	0
1992	2	2	0	0	0
1993	7	7	0	0	0
1994	2	2	0	0	0
1995	2	2	0	0	0
1996	2	2	0	0	0
1997	1	1	0	0	0
1998	10	10	0	0	0
1999	6	6	0	0	0
2000	14	14	0	0	0
2001	25	23	2	0	0
2002	6	6	0	0	0
1980-2002 TOTALS	400	353	17	35	10

SOURCES: NEW JERSEY DEPARTMENT OF LABOR, DIVISION OF PLANNING AND RESEARCH "RESIDENTIAL BUILDING PERMITS: YEARLY SUMMARIES 1980-2002: AND MONTHLY SUMMARIES – 2002.

COMPILED BY: T&M ASSOCIATES

POPULATION PROJECTIONS

As Highlands is a fully developed community, Borough population can be expected to remain steady in future years. A 2003 Monmouth Planning Board projects a 2005 population of 5,122, a 0.5 percent increase over the 2000 population of 5,097. The New Jersey Department of Labor projects a 16.3 percent increase in population for Monmouth County from 553,093 in 2000 to 643,200 in 2005.

CONCLUSIONS AND RECOMMENDATIONS

In addition to the County's low population projections, it should be noted that the number of housing units in the Borough actually decreased by 70 from 1990 to 2000, further suggesting that Highlands Borough is a fully developed community. As such, future growth will be limited, consisting mainly of residential infill development and increased occupancy rates of rental units.

Population projections based on past trends assume that historical growth will continue into the future. This may or may not occur. It is recommended that population projections be utilized only as general guides and that actual growth be monitored periodically to determine the rate of change within the Borough. Various indices can be monitored including birth and death records; building and demolitions permits; school enrollments; and County, State and Federal population estimates. The latter estimates are being developed jointly on the basis of a variety of component data, including adjusting birth rates, institutional residents, sample surveys, vehicle registrations, building permit data and others.