

# ENGLEWOOD MASTER PLAN 2009

## Demographics

# ENGLEWOOD DEMOGRAPHICS

## Introduction

The 2000 Federal Census was the most comprehensive survey of population, labor and housing ever undertaken. The census reveals several significant demographic developments within the city, especially when compared with data available in 1990. Generally, the decade between 1990 and 2000 was good for Englewood. The total population increased in size, grew older and also more diverse. Englewood residents also earned more, and the value of their housing appreciated. This trend continued into 2006, the latest year projected by the U.S. Census Bureau.

In 2010, a new census will be published based on an entirely new survey. It is anticipated that this survey will be even more comprehensive than the 2000 survey. The U.S. Census Bureau issued interim projections and these projections can be compared to the known local developments and the corresponding increase in population. Englewood's population is increasing, however the impact of that increase is difficult to assess absent up to date information.

## Population Profile

The population of Englewood increased by 1,353 individuals from 24,850 people in 1990 to a total of 26,203 persons in 2000. The 5.4% rate of population increase for the previous decade was less than that experienced by Bergen County (7.1%) or the State of New Jersey (8.9%). The rate

of increase for the City was slightly higher between 1990 and 2000 than between 1980 and 1990.

The Census Bureau estimated that the population continued to increase in the 2000's to 27,824 in 2006. Although this number may have been overestimated for 2006, the population in Englewood is expected to be in excess of 28,000 by 2009 as a result of new residential construction.

Historically, Englewood experienced double digit growth rates in the decades

Year	Population	Change	% Change
1900	6,253		
1910	9,924	3,671	58.7%
1920	11,627	1,703	17.2%
1930	17,805	6,178	53.1%
1940	18,966	1,161	6.5%
1950	23,145	4,179	22.0%
1960	26,057	2,912	12.6%
1970	24,985	-1,072	-4.1%
1980	23,701	-1,284	-5.1%
1990	24,850	1,149	4.8%
2000	26,203	1,353	5.4%
2006	27,824	1,621	6.2%

**Figure III-1 Englewood Population Change 1900 to 2006**  
**Source: U.S. Census Bureau**



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of the 1950's and 1960's when it reached its peak of 26,057 in 1960. Since that time, the population stabilized and then decreased slightly to 24,850 in 1990. During the 1990's, the population grew and reached a new high in the year 2000. In the year 2000 population in Englewood was 26,203 and the U.S. Census Bureau estimates that the population continued to increase to 27,824 in 2006.

The population increase was largely due to new development in the City as several redevelopment projects came to fruition.

While the population of the City increased between 1990 and 2000, it also grew slightly older and significantly more diverse. The median age in Englewood increased from 36.3 years of age in 1990 to 37.4 years old in 2000.

Historically, Englewood experienced double digit growth rates in the decades of the 1950's and 1960's when it reached its peak of 26,057 in 1960. Since that time, the population stabilized and then decreased slightly to 24,850 in 1990. During the 1990's, the population grew and reached a new high in the year 2000. The year 2000 population in Englewood was 26,203. The population continued to grow, largely as a result of new residential projects in the Central Business District

	2006 (estimated)	2000	Change	Percent
Englewood City	27,824	26,203	1,621	6.2%
Bergen County	904,037	884,118	19,919	2.3%
New Jersey	8,724,560	8,414,350	310,210	3.7%

**Figure III-2 Englewood Population Compared to Bergen County and the State of New Jersey**  
Source: U.S. Census Bureau

Development	Number of Units	Estimated Population	Completion Date
Towne Center	172	241	2008
Windsor Park	181	253	2008
Brownstones	350	490	2008
Sheffield	377	528	2009
Totals	1,080	1,512	

**Figure III-3 2008 to 2009 Major Residential Construction Projects**

and in the southern portion of Englewood that was formerly industrial property.

Four major redevelopment projects alone will account for an estimated 1,500 new residents when they are fully occupied. These projects are identified in Figure III-3 below.

While the population of the City increased from 1990 to the present, it also grew slightly older and significantly more diverse. The median age in Englewood increased from 36.3 years of age in 1990 to 37.4 years old in 2000. The population can be distributed between three age groups: those below 25, those between 25 and 54, and those older than 54. Nearly half of all people within the City are between 25 and 54. The median age

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of residents in Englewood is slightly older than New Jersey (36.7 years old), but younger than the average of Bergen County (39.1 years old). The aging of the population follows a similar trend throughout Bergen County and New Jersey, which also grew older during the decade. Bergen County remained as the County with the largest senior population in the State.

The City grew increasingly diverse between 1990 and 2000, echoing county and statewide trends. Englewood experienced a decrease in the overall number and percentage of its White population. Some of this decrease may be attributed to changes in the reporting categories between the 1990 Census and the 2000 Census. At the same time, the City experienced a slight increase in its proportion of African Americans and other non-White races.

The most notable ethnic increase occurred in the number of people reporting themselves as 'some other race' or 'more than 1 race'. These categories were new to the 2000 Census and were intended to measure the increasing diversity and multiethnic characteristics of the nation, particularly among persons identifying themselves as Hispanic or Latino. Current population characteristics will not be available until 2010 but the

	2000 Median Age	1990 Median Age
Englewood	37.4	36.3
Bergen County	39.1	37.5
New Jersey	36.7	34.4

**Figure III-4 Median Age Distribution in Englewood Between 1990 and 2000**

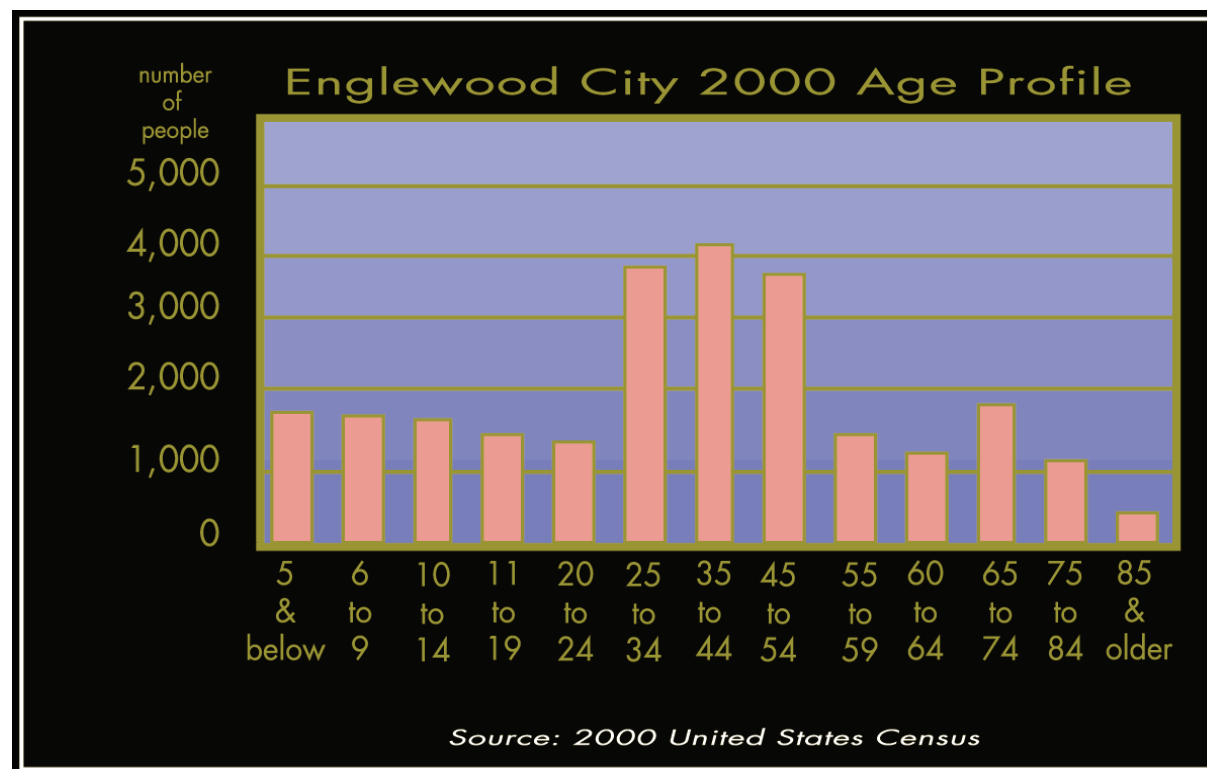
*Source: U.S. Census Bureau*

general trend towards diversity is anticipated to continue.

The Municipal, County and State chart indicates that Englewood has been and remains significantly more racially diverse than either Bergen County or New Jersey.

**Figure III-5 Age Profile for Year 2000**

*Source: U.S. Census Bureau*

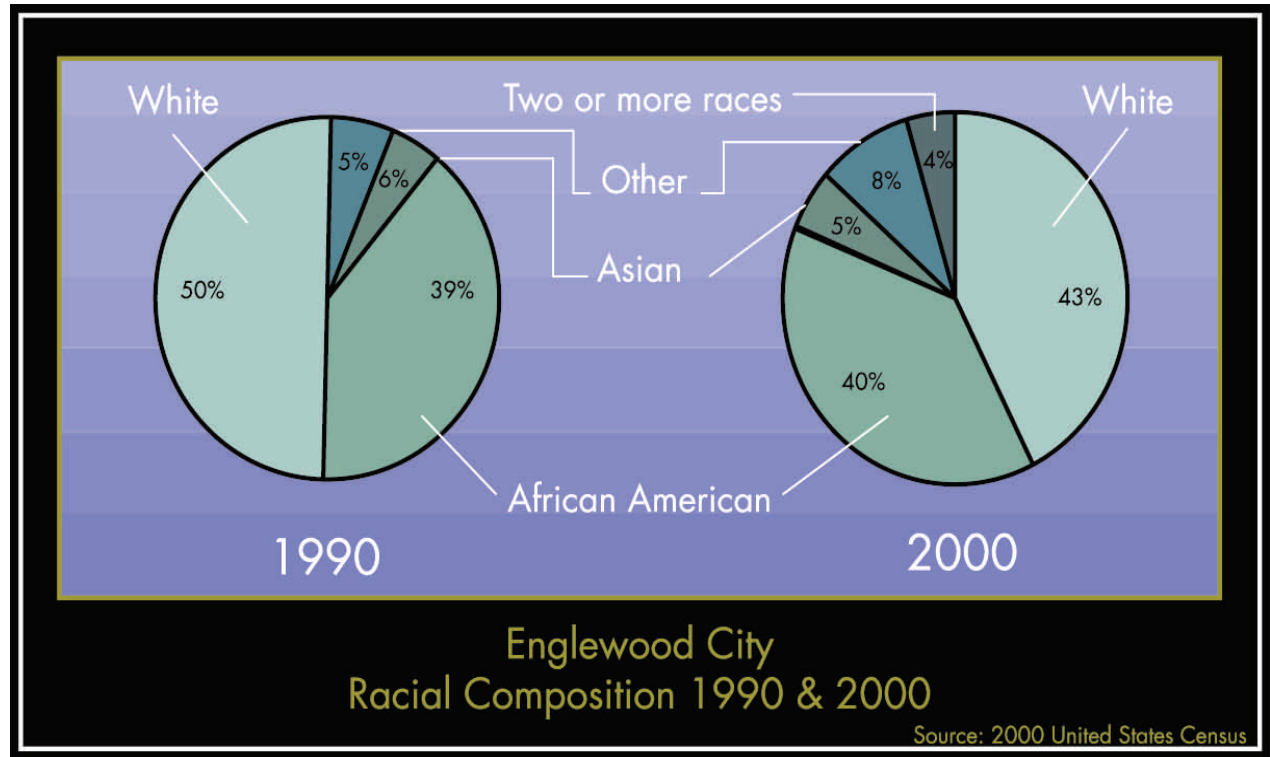


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Most notably, Englewood has a much larger percentage of African Americans comprising its total population and a somewhat larger percentage of individuals of races other than White, African American or Asian.

The 2000 Census reveals that Englewood, like Bergen County and the rest of New Jersey, experienced a significant increase in persons identifying themselves as Hispanic or Latino. It should be noted that this identification includes persons identifying themselves as Latino or Hispanic of any race. The associated charts indicate the increasing percentage of persons identifying themselves as Latino or Hispanic in Englewood, Bergen County and the State of the New Jersey between 1990 and 2000.

Englewood, like much of the rest of Bergen County and New Jersey experienced a significant increase in the number and percentage of people of His-



**Figure III-6 Racial Distribution in Englewood Between 1990 and 2000**

panic & Latino heritage. The overall percentage of 22% is more than twice the County percentage (10%) and almost twice the State percentage (13%). This

follows a 20-year trend of a rapidly growing Hispanic and Latino population residing in Englewood.

Year	Total Population	White	African American	Native American	Asian	Other	Two or More Races
1990	24850	12217	9808	80	1227	1518	N/A
2000	26203	11134	10215	71	1366	2238	1179
Change	1353	-1083	407	-9	139	720	-

**Figure III-7 Racial Distribution in Englewood Between 1990 and 2000**

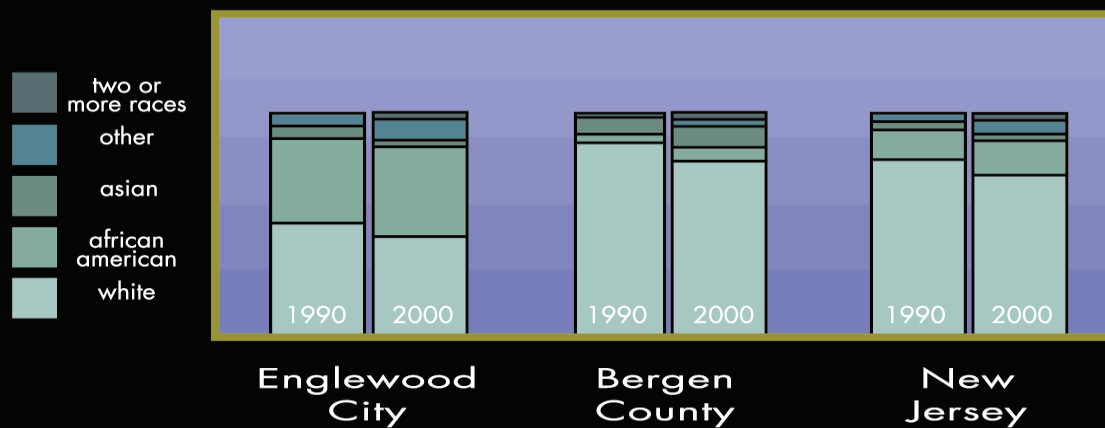
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### Income

On average, residents of Englewood, along with those of Bergen County and the entire State of New Jersey, experienced economic prosperity in the decade between 1990 and 2000. The per capita income of Englewood residents increased \$9,455, from \$25,820 in 1989 to \$35,275 in 1999. Median household income increased \$11,621 from \$46,758 to \$58,379, and the median family income grew \$12,172 from \$55,022 in 1989 to \$67,194 in 1999. [Household income is calculated from all occupied dwelling units. Family income only includes those

**Figure III-9**  
**Municipal, County and State**  
**Comparison**  
**Percentage of Latino Hispanic**  
**Population**

### Englewood City Demographic Trend

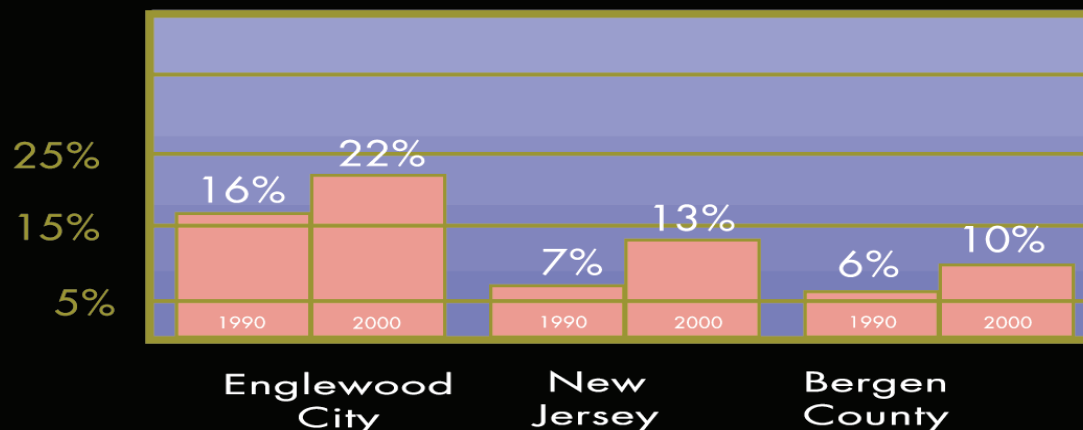


### 1990 and 2000 Racial Composition

Source: 2000 United States Census

**Figure III-8 Racial Composition for Englewood, the County, the State**

### Municipal, County & State Comparison



### Percentage of Latino Hispanic Population

Source: 2000 United States Census

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dwelling units occupied by two or more persons related by blood or marriage.]

While the City's per capita growth rate (36.6%) was not as high as that of the County (39.7%) or State (44.3%), on average Englewood's actual numbers compare favorably. Englewood's 1999 per capita income (\$35,275) is higher than both Bergen County (\$33,638) and the State (\$27,006). The per capita income of Englewood City in 1999 ranks 133rd out of the 566 municipalities in the State. This ranking is lower than the ranking from 1989 (103<sup>rd</sup>). While Englewood's 1999 median household income (\$58,379) is lower than Bergen County (\$65,241), it is higher than the State average (\$55,146). Englewood's median family income (\$67,194) is lower than the Bergen County average (\$78,079), but higher than the State average (\$65,370).

The 1999 median household income (\$58,379) for the City is evenly distributed throughout the population, with nearly a third (27.9%) earning less than \$35,000, 31.2 % earning between \$35,000 and \$75,000, and 40.9% earning more than \$75,000 a year. Twenty Seven and a half percent (27.5%) of Englewood households earned more than \$100,000, while 19.4% earned less than \$25,000.

*Figure III-10 Per Capita Income 1989 & 1999*

	1989	1999	Change	% Change
Englewood City	\$25,820	\$35,275	\$9,455	36.60%
Bergen County	\$24,080	\$33,638	\$9,558	39.70%
New Jersey	\$18,714	\$27,006	\$8,292	44.30%

Source: 2000 United States Census

*Figure III-11 & Figure III-12  
Median Household and Family  
Income*

Median Household Income 1999	
	1999
Englewood City	\$58,379
Bergen County	\$65,241
New Jersey	\$55,146

Source: 2000 United States Census

\* A household is defined as one or more persons, whether related or not, living together in a family unit.

Median Family Income 1999	
	1999
Englewood City	\$67,194
Bergen County	\$78,079
New Jersey	\$65,370

Source: 2000 United States Census

\* A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.

The use of median levels of income is less of a meaningful index for Englewood than other communities because of the large economic diversity in the City. It is important to examine other factors that indicate economic conditions within the City.

The 1999 median family income (\$67,194) for the City is evenly distributed throughout the population, with 35% earning less than \$50,000, 32.1% earning between \$50,000 and \$100,000, and 32.8% earning greater than \$100,000. Eleven point nine percent (11.9%) of Englewood families earned more than \$200,000, while 13.5% earned less than \$25,000.

In 1999, 431 families (6.6%) in Englewood were determined to be below the poverty level. 313 of those families had related children less than 18 years of age, while 144 of those families contained related children less than 5 years of age.

In 1999, 2,295 individuals (8.9%) in Englewood were determined to be below the poverty level. Of those individuals, 628 (17.5%) were below the age of 18 and 293 (12.7%) were above the age of 65. Of the



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3,491 individuals over the age of 65, 8.4% have annual incomes below the poverty level.

When compared to the 1990 census information regarding family and household income, it does appear that the number of individuals in poverty has decreased in the past decade. It is difficult to quantify because of changes in the reporting system between the 1990 and 2000 census.

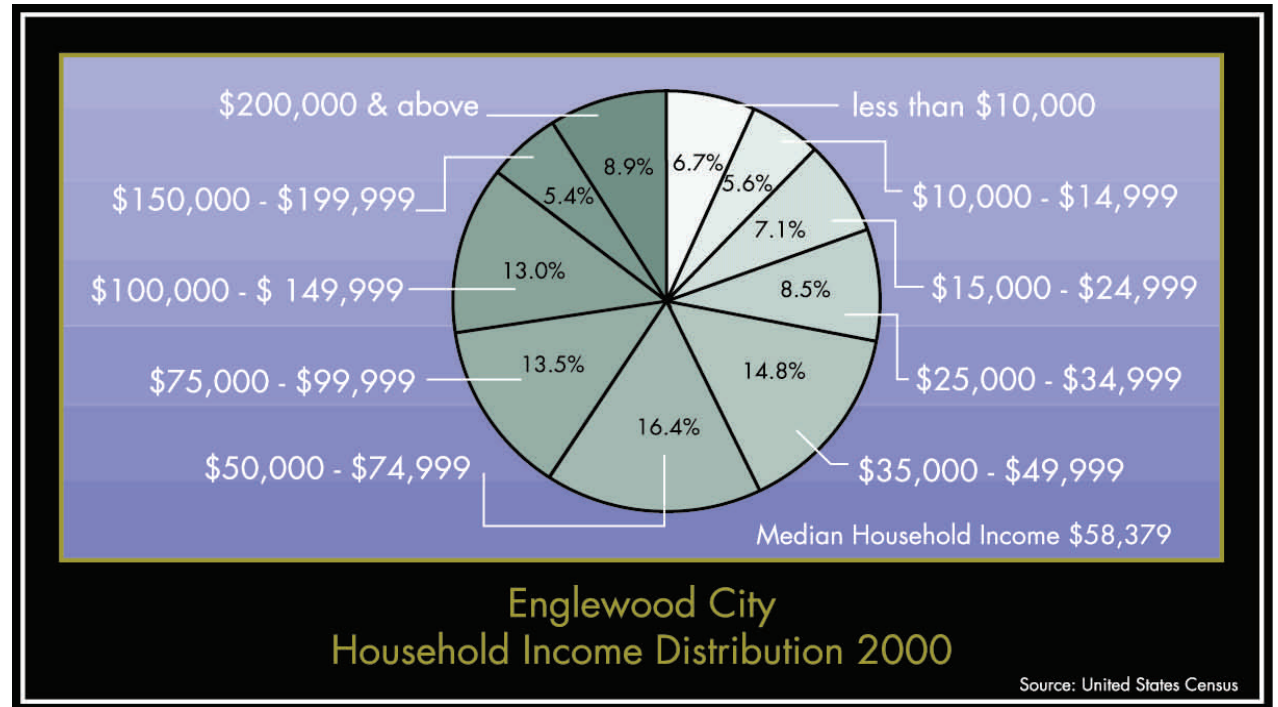


Figure III-13

Number of Individuals in Englewood City	Number of Individuals in Poverty	Percentage of Individuals in Poverty	Number of Families in Englewood City	Number of Families in Poverty	Percentage of Families in Poverty
26,203	2,295	8.90%	6,505	431	6.60%
Source: 2000 United States Census			Source: 2000 United States Census		

Figure III-14

Figure III-15

### Workforce

Englewood has a diverse workforce that is employed in a number of different occupations including management, services, sales and office, construction and

production. The majority of individuals are employed in management professions and sales (39%) and office activities (27%). The rest of the labor force is distributed between services (16%), production (12%) and construction trades (6%). The

Census revealed a 3.9% unemployment rate in 2000.

Of the 12,067 workers in the City, the majority drove to work alone (56%). Mass transportation was used by 17% of workers



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and 14% participated in carpools to get to work. The mean travel time to work was 32.5 minutes compared to the County average of 29.7 minutes.

### Housing Profile

Englewood's housing profile is consistent with other mature, built-out municipalities throughout the County and State. Of the 9,614 housing units in the City, the vast majority (69.4%) were constructed prior

to 1960 and 79.4% were constructed prior to 1970. A full third, 33.5% of housing units, were constructed prior to 1940. In the decade between 1990 and 2000, 349 new units were constructed, representing 3.6% of Englewood's housing stock. Englewood issued 103 building permits, 101 of which were for single-family homes.

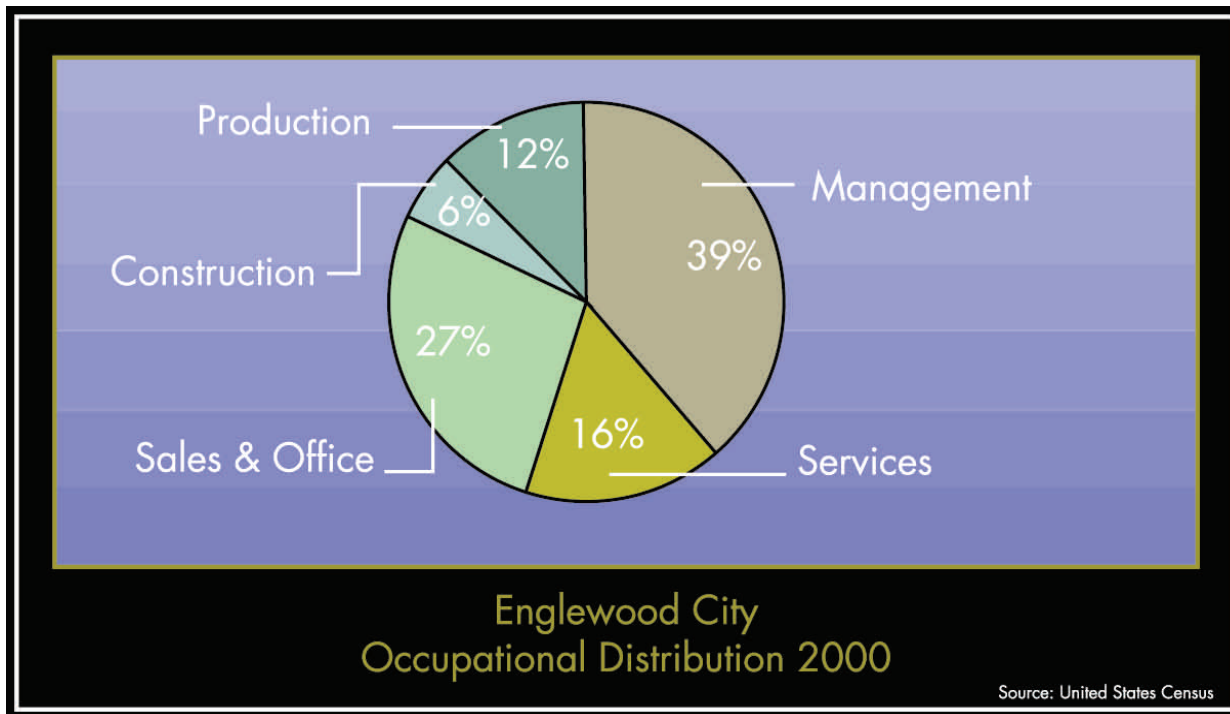
Almost half (47%) of housing units in the City are single family detached. Another 8% of units are single family attached. The rest of the housing stock varies between different arrangements of multi-family dwellings. Of these, 11% consist of

2 units, 6% consist of 3 or 4 units and 28% consist of more than 5 units.

The City has a very low vacancy rate of 3.5%. Fifty nine point four percent (59.4%) of houses are owner occupied; 40.6% are renter occupied. The median house value in the City in 2000 was \$212,400, an increase from the 1990 value of \$207,800. Englewood's median house value is less than the County average of \$245,638, and significantly greater than the state average of \$171,888. Half of the City's housing is valued between \$150,000 and \$300,000 and a significant amount (21.3%) is valued over \$500,000. The median monthly mortgage payment in Englewood is \$1,726 and the median monthly rent is \$825.

Englewood's population density in 1999 of 5,332 persons per square mile is significantly greater than the County average of 1,135 persons per square mile. Englewood's unit per square mile in 1999 was 1,952. The vast majority (91.8%) of units contain 1 person or less per room and only (3.7%) of units average over 1.5 persons per room. Almost all of Englewood's housing stock is equipped with modern facilities; only .04% of all units lack either complete plumbing or kitchen facilities, and only 1.4% do not have telephone service.

The construction of homes in Englewood changed dramatically after 2002. The total single family residential construction from 1991 to 2001 was \$17,000,000. After 2002, greater numbers of single family and



**Figure III-16**

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multi-family housing was constructed. The total value of residential housing constructed from 2002 to 2007 was over \$185,000,000. Although several large projects are still being completed, new projects have been decreased in numbers to the pre-2002 levels.

Figure III-18 shows the number of housing starts between 1940 and the present. Although considerable housing was constructed between 1940 and 1959, Englewood has never had such rapid expansion of residential property as it experienced in the past seven years.

### Summary Details

Demographic information is summarized below. Most of the information is from the 2000 Census and needs to be updated, but accurate information is not yet available.

In 2006, the estimated population of Englewood was 27,824 representing a 6.2% increase from 2000 to 2006.

The 2000 Census included the following information:

- ◆ 2000 population 26,203

Year	Total Units	Single Family Units	Single Family Unit Value
2001	10	10	\$2,944,250
2000	0	0	\$0
1999	41	39	\$2,076,240
1998	9	9	\$2,732,720
1997	7	7	\$2,810,600
1996	10	10	\$1,126,900
1995	6	6	\$932,000
1994	2	2	\$1,323,000
1993	2	2	\$165,000
1992	3	3	\$1,620,000
1991	13	13	\$1,550,000
<b>Total</b>	<b>103</b>	<b>101</b>	<b>\$17,280,710</b>

**Figure III-17 New Privately Owned Residences Authorized Between 1991 and 2001**

**Source: New Jersey State Data Center**

- ◆ 1990 population 24,850
- ◆ 5.4 % increase 1990 –2000
- ◆ Median age 37.4 years
- ◆ 6.9% under 5 years of age
- ◆ 13.4% older than 65 years of age
- ◆ 53% Female
- ◆ 47% Male
- ◆ 43% White
- ◆ 40% African American
- ◆ 22% Hispanic or Latino
- ◆ 36.7% have Bachelors degree or higher
- ◆ 35.5% of households report grandparents as caregivers
- ◆ 30.8% of residents are foreign born
- ◆ 71.3% of foreign born are from Latin America

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- ◆ 15.8% of foreign born are from Asia
- ◆ 17.2% of population are not residents
- ◆ 20% report that they speak English "less than well"
- ◆ Median Family Income \$67,194
- ◆ Per capita Income \$35,275
- ◆ Average family size 3.29 people
- ◆ 6.6% families reported in poverty
- ◆ 17.5% of those in poverty are below

*Figure III-18 2007*

Year Built	Number	Percentage
Before 1940	3,212	33.50%
1940 - 1959	3,453	35.90%
1960 - 1969	966	10%
1970 - 1979	821	8.50%
1980 - 1989	813	8.50%
1990 - March 2000	349	3.60%
Total	9,614	100%

Source: 2000 United States Census

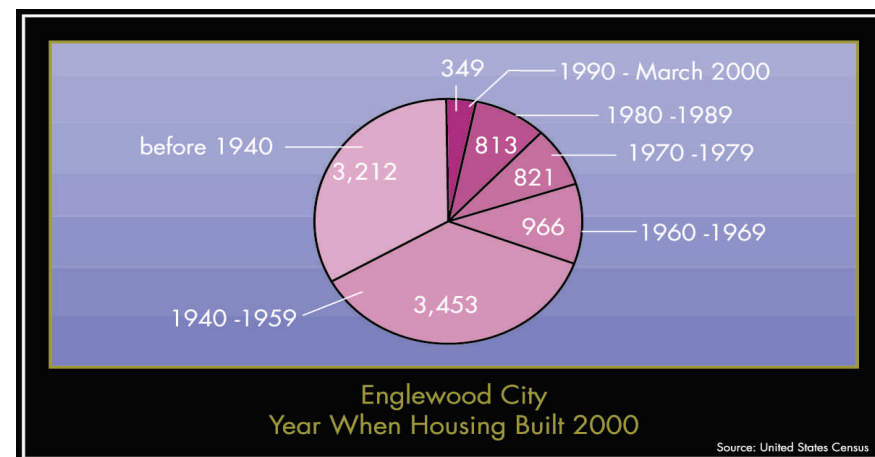
- ◆ the age of 18
- ◆ 8.9% of all individuals reported below the poverty level
- ◆ Median home value \$212,400
- ◆ 59.4% of housing units owner occupied

Year	Multi Family Units	Single Family Units	Construction Value
2007	512	15	\$8,721,868
2006	219	19	\$47,420,015
2005	663	22	\$10,563,696
2004	0	11	\$22,331,486
2003	37	34	\$10,771,890
2002	0	6	\$67,606,283
Total	1431	107	\$2,991,400
			\$ 185,130,087

*Figure III-19 New Privately Owned Multi-Family and Single Family Residences Authorized Between 2002 and 2007*

Source: New Jersey

*Figure III-20 Housing Construction Pre-1940 to 2000*





### Recommendations

The Planning Board acknowledges the benefits of diversity to the community and believes that good planning should provide opportunities and places for the diverse members of the community to come together. Future growth should reinforce this diversity.

With over 13% of Englewood's population over the age of 65 years, it is imperative to accommodate the housing needs of seniors.

In planning new residential units, the Planning Board also believes that density, and therefore total population, must be carefully controlled so as not to create high density residential enclaves or residential growth that exceeds the capacity of the municipal infrastructure.

At the same time, population concentrations in the Central Business District are consistent with smart growth principles, located in close proximity to public transportation, and will help maintain the vibrant downtown by providing an active community in the CBD for extended hours. Additional development in the downtown, strategically placed, may not only be viable but can be supportive of the downtown.