

Methodology for Designating Targeted Urban Municipalities (TUMs) — 2022

1. List all municipalities in New Jersey meeting the following criteria:
 - a. Population greater than or equal to 10,000
 - b. “Urban Municipality,” defined as:
 - i. Municipal housing density at least 2x the state housing density
 - OR
 - ii. Municipality wholly/partially contains census tract(s) with housing density at least 4x the state housing density¹
 - c. MRI Distress Score of 30 or greater
2. Sort list of municipalities into two categories:
 - a. MRI Distress Score ≥ 50 (ranked by MRI Distress Score, highest to lowest)

FOLLOWED BY
 - b. MRI Distress Score ≥ 30 and < 50 (ranked by Jobs-to-Housing Unit Ratio, highest to lowest)
3. Identify the top 57 municipalities on the ranked list (i.e. the top 10% in the state). Those are the TUMs.

Data Sources

Population — US Census Bureau, 2016–2020 ACS 5-Year Estimates, Table B01003 (updated every year)²

Land Area — US Census Bureau, 2021 Gazetteer Files (updated every 10 years)

Census Tracts — US Census Bureau, 2021 Gazetteer Files (updated every 10 years)

Housing Units — US Census Bureau, 2016–2020 ACS 5-Year Estimates, Table B25001 (updated every year)

Jobs — NJ Department of Labor and Workforce Development, Quarterly Census of Employment and Wages, Municipal Report by Sector (updated every year)

MRI Distress Score — NJ Department of Community Affairs, Municipal Revitalization Index (updated every 3 years)

¹ Municipality-census tract intersections determined using data from IPUMS NJGIS, University of Minnesota, www.njgis.org.

² Previous TUMs determinations used Census Population Estimates as the data source for population. For 2022, it was changed to Census ACS 5-Year Estimates in order to facilitate calculations and be more consistent with NJHMFA practice. Analysis showed that the two data sources are extremely similar, producing identical results in the TUMs determination.

<u>NAME</u>	<u>COUNTY</u>	<u>POPULATION</u>	<u>MRI DISTRESS SCORE</u>	<u>JOBS</u>	<u>JOBS:HOUSING UNIT</u>	<u>TUM RANKING</u>	<u>TUM STATUS</u>
Camden city	Camden	73,742	100.00	33797.82	1.16	1	Yes
Atlantic City city	Atlantic	37,793	89.84	33392.25	1.62	2	Yes
Bridgeton city	Cumberland	24,264	84.15	11047.74	1.56	3	Yes
Trenton city	Mercer	83,387	79.25	78476.84	2.27	4	Yes
Paterson city	Passaic	145,484	78.11	37160.17	0.76	5	Yes
Passaic city	Passaic	69,789	77.63	15675.09	0.76	6	Yes
Newark city	Essex	281,917	72.11	139920.08	1.22	7	Yes
Pleasantville city	Atlantic	20,226	71.17	5757.75	0.76	8	Yes
New Brunswick city	Middlesex	55,992	65.08	46783.75	2.82	9	Yes
Perth Amboy city	Middlesex	51,589	60.53	14100.51	0.81	10	Yes
City of Orange township	Essex	30,570	59.44	5284.16	0.41	11	Yes
Asbury Park city	Monmouth	15,536	58.86	5163.51	0.61	12	Yes
East Orange city	Essex	64,650	58.42	12410.25	0.44	13	Yes
Union City city	Hudson	68,073	58.37	11077.33	0.40	14	Yes
Irvington township	Essex	54,220	58.25	6838.58	0.29	15	Yes
Elizabeth city	Union	128,484	56.45	45063.67	1.00	16	Yes
Plainfield city	Union	50,252	56.25	6878.09	0.41	17	Yes
Millville city	Cumberland	27,485	55.29	8466.91	0.67	18	Yes
Phillipsburg town	Warren	14,303	54.97	8506.25	1.23	19	Yes
West New York town	Hudson	52,778	53.61	8543.33	0.41	20	Yes
Vineland city	Cumberland	59,405	53.14	29497.58	1.30	21	Yes
Lindenwold borough	Camden	17,288	52.23	1978.16	0.24	22	Yes
Freehold borough	Monmouth	11,755	47.36	13451.83	3.01	23	Yes
Red Bank borough	Monmouth	12,039	37.46	14131.75	2.40	24	Yes
Eatontown borough	Monmouth	12,195	35.17	11419.17	2.05	25	Yes
Hackensack city	Bergen	44,266	37.60	39874.25	1.91	26	Yes
Somerville borough	Somerset	12,139	34.35	9638.41	1.84	27	Yes
Ewing township	Mercer	36,150	30.83	23455.84	1.62	28	Yes
Lakewood township	Ocean	104,186	45.35	39483.91	1.48	29	Yes
Englewood city	Bergen	28,390	31.24	15633.33	1.31	30	Yes
Pennsauken township	Camden	35,704	45.97	17344.50	1.31	31	Yes
Dover town	Morris	17,866	40.91	8064.42	1.30	32	Yes
Linden city	Union	42,332	37.10	20314.33	1.29	33	Yes
Carteret borough	Middlesex	23,501	39.26	10381.25	1.23	34	Yes
Bound Brook borough	Somerset	10,254	37.87	4901.16	1.21	35	Yes
Bellmawr borough	Camden	11,375	43.66	5453.58	1.12	36	Yes
Neptune township	Monmouth	27,547	35.79	14417.50	1.10	37	Yes
Elmwood Park borough	Bergen	20,019	33.03	7663.67	1.05	38	Yes
Kearny town	Hudson	41,190	40.54	14841.58	1.03	39	Yes
Woodland Park borough	Passaic	12,608	34.05	4857.83	1.00	40	Yes
Jersey City city	Hudson	262,652	43.45	112783.00	0.99	41	Yes
Somers Point city	Atlantic	10,250	43.53	5293.33	0.96	42	Yes
Clifton city	Passaic	85,201	37.53	28778.58	0.92	43	Yes
Rahway city	Union	29,691	32.53	10327.25	0.84	44	Yes
Hillside township	Union	21,955	36.75	6218.34	0.82	45	Yes
North Bergen township	Hudson	61,181	43.51	19310.74	0.82	46	Yes
Little Ferry borough	Bergen	10,761	34.03	2994.99	0.67	47	Yes
Long Branch city	Monmouth	30,424	45.49	9460.92	0.64	48	Yes
Maple Shade township	Burlington	18,590	32.74	5679.83	0.62	49	Yes
Belleville township	Essex	36,340	37.87	8390.34	0.60	50	Yes
Gloucester City city	Camden	11,229	47.35	2749.67	0.59	51	Yes
Bloomfield township	Essex	49,733	30.11	11183.91	0.56	52	Yes
Lodi borough	Bergen	24,389	40.08	5191.08	0.56	53	Yes
Bayonne city	Hudson	65,112	42.20	13699.49	0.50	54	Yes
Garfield city	Bergen	31,722	45.00	5389.00	0.44	55	Yes
Roselle borough	Union	21,699	40.51	3493.91	0.43	56	Yes
Fairview borough	Bergen	14,218	43.06	2384.25	0.43	57	Yes
Manville borough	Somerset	10,193	36.29	1713.83	0.40	58	No
Harrison town	Hudson	18,313	34.12	3107.58	0.40	59	No
North Plainfield borough	Somerset	21,445	36.67	3066.92	0.39	60	No
South River borough	Middlesex	15,874	37.33	2170.08	0.35	61	No
Gloucester township	Camden	63,777	30.50	8660.50	0.35	62	No
Wallington borough	Bergen	11,553	34.15	1752.91	0.34	63	No
Willingboro township	Burlington	31,862	38.76	4086.41	0.34	64	No
Beachwood borough	Ocean	11,274	32.06	890.08	0.21	65	No
Guttenberg town	Hudson	11,284	42.15	946.08	0.19	66	No
Lower township	Cape May	21,515	42.86	2783.42	0.19	67	No
Berkeley township	Ocean	41,963	36.29	4389.50	0.18	68	No
Pine Hill borough	Camden	10,418	43.34	859.83	0.18	69	No
Manchester township	Ocean	43,649	38.12	4124.92	0.16	70	No

County	Municipality	Population	MRI Distress Score	Housing Density >		Jobs to Housing Unit Ratio
				2x State	Tract > 4x State	
Camden	Camden	74,002	100.00	1	1	
Atlantic	Atlantic City	37,999	89.84	1	1	
Cumberland	Bridgeton	24,540	84.15	1	1	
Mercer	Trenton	83,412	79.25	1	1	
Passaic	Paterson	145,710	78.11	1	1	
Passaic	Passaic	70,019	77.63	1	1	
Essex	Newark	281,054	72.11	1	1	
Atlantic	Pleasantville	20,301	71.17	1	0	
Middlesex	New Brunswick	55,960	65.08	1	1	
Middlesex	Perth Amboy	51,678	60.53	1	1	
Essex	City of Orange	30,484	59.44	1	1	
Monmouth	Asbury Park	15,597	58.86	1	1	
Essex	East Orange	64,374	58.42	1	1	
Hudson	Union City	68,226	58.37	1	1	
Essex	Irvington	54,079	58.25	1	1	
Union	Elizabeth	128,333	56.45	1	1	
Union	Plainfield	50,362	56.25	1	1	
Cumberland	Millville	27,721	55.29	0	1	
Warren	Phillipsburg	14,344	54.97	1	1	
Hudson	West New York	52,662	53.61	1	1	
Cumberland	Vineland	60,034	53.14	0	1	
Camden	Lindenwold	17,320	52.23	1	1	
Monmouth	Freehold Borough	11,797	47.36	1	1	3.44
Monmouth	Red Bank Borough	12,072	47.35	1	1	2.71
Monmouth	Eatontown Borough	12,214	45.97	1	1	2.23
Bergen	Hackensack City	44,339	45.49	1	1	2.11
Ocean	Lakewood township	102,466	45.35	1	1	1.56
Camden	Pennsauken Township	35,660	45.00	1	1	1.48
Morris	Dover Town	17,977	44.85	1	1	1.42
Bergen	Englewood City	28,353	44.40	1	1	1.37
Somerset	Bound Brook Borough	10,288	43.66	1	1	1.28
Union	Linden City	42,222	43.53	1	1	1.27
Camden	Bellmawr Borough	11,398	43.51	1	0	1.27
Atlantic	Somers Point City	10,321	43.45	1	1	1.27
Middlesex	Carteret Borough	23,589	43.34	1	1	1.24
Passaic	Woodland Park Borough	12,547	43.06	1	1	1.21
Bergen	Elmwood Park Borough	20,059	42.86	1	1	1.19
Hudson	Kearny Town	41,412	42.20	1	1	1.16
Monmouth	Neptune Township	27,563	42.15	1	1	1.15
Hudson	Jersey City	261,940	41.69	1	1	1.06
Passaic	Clifton City	85,204	40.91	1	1	1.00
Hudson	North Bergen Township	61,619	40.54	1	1	0.90
Union	Rahway City	29,543	40.51	1	1	0.87
Union	Hillside Township	21,928	40.27	1	1	0.82
Burlington	Maple Shade Township	18,642	40.08	1	1	0.73
Monmouth	Long Branch City	30,516	39.77	1	1	0.71
Essex	Belleville Township	36,181	39.59	1	1	0.69
Camden	Gloucester City City	11,248	39.49	1	1	0.66
Bergen	Lodi Borough	24,430	39.26	1	1	0.61
Hudson	Bayonne City	65,091	38.76	1	1	0.56
Hudson	Harrison Town	17,213	38.33	1	1	0.54
Bergen	Garfield City	31,645	38.12	1	1	0.51
Bergen	Fairview Borough	14,258	37.87	1	1	0.48
Union	Roselle Borough	21,637	37.87	1	1	0.48
Somerset	Manville Borough	10,230	37.60	1	1	0.47
Somerset	North Plainfield Borough	21,501	37.53	1	1	0.44
Bergen	Wallington Borough	11,540	37.46	1	1	0.41
Burlington	Willingboro Township	31,662	38.76	1	1	0.39

Top 10% of Municipalities

County	Municipality	Population	MRI Distress Score	Housing Density > 2x State	Housing Density of Densest Census Tract > 4x State	Jobs to Housing Unit Ratio
Camden	Camden City	75,550	100.00	1	1	
Atlantic	Atlantic City	39,075	92.43	1	1	
Cumberland	Bridgeton City	24,948	86.27	1	1	
Passaic	Paterson City	147,890	81.59	1	1	
Passaic	Passaic City	71,057	76.07	1	1	
Mercer	Trenton City	84,867	75.73	1	1	
Essex	Newark City	282,803	73.51	1	1	
Atlantic	Pleasantville City	20,568	73.06	1	0	
Middlesex	New Brunswick City	56,792	64.70	1	1	
Hudson	Union City	69,815	61.45	1	1	
Monmouth	Asbury Park City	15,830	60.85	1	1	
Essex	East Orange City	65,151	60.60	1	1	
Essex	Orange City	30,731	60.21	1	1	
Essex	Irvington Township	54,715	59.93	1	1	
Middlesex	Perth Amboy City	52,563	58.81	1	1	
Union	Plainfield City	51,097	55.95	1	1	
Warren	Phillipsburg Town	14,540	55.45	1	1	
Union	Elizabeth City	129,363	54.67	1	1	
Cumberland	Millville City	28,235	54.29	0	1	
Cumberland	Vineland City	60,824	52.49	0	1	
Camden	Lindenwold Borough	17,481	52.44	1	1	
Hudson	West New York Town	53,345	51.48	1	1	
Ocean	Lakewood Township	99,467	50.33	1	1	
Monmouth	Freehold Borough	11,938	41.71	1	1	3.31
Monmouth	Red Bank Borough	12,220	35.76	1	1	2.81
Monmouth	Eatontown Borough	12,258	30.24	1	1	2.23
Bergen	Hackensack City	44,673	37.53	1	1	2.16
Camden	Pennsauken Township	35,863	41.73	1	1	1.49
Morris	Dover Town	18,307	40.09	1	1	1.42
Bergen	Englewood City	28,509	30.58	1	1	1.39
Bergen	Elmwood Park Borough	20,293	31.28	1	1	1.39
Middlesex	Carteret Borough	24,040	38.09	1	1	1.37
Union	Linden City	42,230	35.48	1	1	1.30
Passaic	Woodland Park Borough	12,542	30.57	1	1	1.26
Monmouth	Neptune Township	27,728	34.01	1	1	1.18
Somerset	Bound Brook Borough	10,510	34.84	1	1	1.14
Camden	Bellmawr Borough	11,482	40.16	1	0	1.13
Hudson	Kearny Town	42,487	37.73	1	1	1.11
Hudson	Jersey City	265,932	43.66	1	1	1.08
Atlantic	Somers Point City	10,480	44.10	1	1	1.08
Passaic	Clifton City	86,207	33.55	1	1	0.96
Union	Rahway City	29,443	34.84	1	1	0.88
Hudson	North Bergen Township	63,438	40.47	1	1	0.84
Union	Hillside Township	22,069	36.92	1	1	0.82
Burlington	Maple Shade Township	18,940	30.75	1	1	0.71
Monmouth	Long Branch City	30,751	41.26	1	1	0.68
Essex	Belleville Township	36,383	36.05	1	1	0.65
Camden	Gloucester City City	11,333	45.37	1	1	0.63
Hudson	Harrison Town	15,898	40.02	1	1	0.60
Bergen	Lodi Borough	24,805	41.47	1	1	0.60
Hudson	Bayonne City	66,719	40.21	1	1	0.52
Bergen	Garfield City	31,808	45.33	1	1	0.51
Bergen	Fairview Borough	14,422	41.60	1	1	0.47
Somerset	North Plainfield Borough	22,092	33.57	1	1	0.45
Union	Roselle Borough	21,746	41.72	1	1	0.44
Somerset	Manville Borough	10,436	34.85	1	1	0.44
Bergen	Wallington Borough	11,701	32.14	1	1	0.43

Top 10% of Municipalities

TARGETED URBAN MUNICIPALITIES (TUMs)

Municipal Ranking

County	Municipality	Population	MRI Distress Score	Housing Density			Jobs to Housing Unit Ratio
				Housing Density > 2x State	Census Tract > 4x State	of Densest	
Camden	Camden City	74,532	100.00	Y	Y	1.08	
Atlantic	Atlantic City	38,429	92.43	Y	Y	2.09	
Cumberland	Bridgeton City	24,505	86.27	Y	Y	1.67	
Passaic	Paterson City	148,678	81.59	Y	Y	0.84	
Passaic	Passaic City	71,247	76.07	Y	Y	0.77	
Mercer	Trenton City	84,964	75.73	Y	Y	2.19	
Essex	Newark City	285,154	73.51	Y	Y	1.33	
Atlantic	Pleasantville City	20,732	73.06	Y	N	0.87	
Middlesex	New Brunswick City	57,073	64.70	Y	Y	2.80	
Hudson	Union City	70,387	61.45	Y	Y	0.45	
Monmouth	Asbury Park City	15,767	60.85	Y	Y	0.68	
Essex	East Orange City	65,378	60.60	Y	Y	0.48	
Essex	Orange City	30,813	60.21	Y	Y	0.43	
Essex	Irvington Township	54,865	59.93	Y	Y	0.30	
Middlesex	Perth Amboy City	52,823	58.81	Y	Y	0.80	
Union	Plainfield City	51,327	55.95	Y	Y	0.44	
Warren	Phillipsburg Town	14,459	55.45	Y	Y	1.33	
Union	Elizabeth City	130,215	54.67	Y	Y	1.03	
Cumberland	Millville City	27,918	54.29	N	Y	0.81	
Cumberland	Vineland City	60,392	52.49	N	Y	1.30	
Camden	Lindenwold Borough	17,471	52.44	Y	Y	0.25	
Hudson	West New York Town	54,227	51.48	Y	Y	0.43	
Ocean	Lakewood Township	102,682	50.33	Y	Y	1.37	
Monmouth	Freehold Borough	11,894	41.71	Y	Y	3.15	
Monmouth	Red Bank Borough	12,150	35.76	Y	Y	2.89	
Monmouth	Eatontown Borough	12,376	30.24	Y	Y	2.42	
Bergen	Hackensack City	45,248	37.53	Y	Y	2.29	
Camden	Pennsauken Township	35,934	41.73	Y	Y	1.49	
Middlesex	Carteret Borough	24,084	38.09	Y	Y	1.43	
Bergen	Elmwood Park Borough	20,429	31.28	Y	Y	1.41	
Morris	Dover Town	18,232	40.09	Y	Y	1.40	
Bergen	Englewood City	29,112	30.58	Y	Y	1.33	
Passaic	Woodland Park Borough	12,834	30.57	Y	Y	1.24	
Union	Linden City	43,056	35.48	Y	Y	1.23	
Monmouth	Neptune Township	27,844	34.01	Y	Y	1.16	
Hudson	Kearny Town	42,670	37.73	Y	Y	1.10	
Hudson	Jersey City	270,753	43.66	Y	Y	1.10	
Camden	Bellmawr Borough	11,489	40.16	Y	N	1.08	
Atlantic	Somers Point City	10,480	44.10	Y	Y	1.06	
Somerset	Bound Brook Borough	10,468	34.84	Y	Y	1.06	
Passaic	Clifton City	86,607	33.55	Y	Y	0.95	
Union	Rahway City	30,131	34.84	Y	Y	0.85	
Hudson	North Bergen Township	63,659	40.47	Y	Y	0.82	
Union	Hillside Township	22,274	36.92	Y	Y	0.80	
Burlington	Maple Shade Township	18,821	30.75	Y	Y	0.67	
Monmouth	Long Branch City	30,762	41.26	Y	Y	0.66	
Camden	Gloucester City	11,342	45.37	Y	Y	0.66	
Essex	Belleville Township	36,498	36.05	Y	Y	0.66	
Hudson	Harrison Town	17,643	40.02	Y	Y	0.61	
Bergen	Lodi Borough	24,961	41.47	Y	Y	0.55	
Hudson	Bayonne City	67,186	40.21	Y	Y	0.54	
Bergen	Garfield City	32,393	45.33	Y	Y	0.52	
Bergen	Fairview Borough	14,537	41.60	Y	Y	0.46	
Somerset	Manville Borough	10,414	34.85	Y	Y	0.45	
Somerset	North Plainfield Borough	22,060	33.57	Y	Y	0.44	
Union	Roselle Borough	21,976	41.72	Y	Y	0.42	
Burlington	Willingboro Township	32,062	39.87	Y	Y	0.42	
Bergen	Wallington Borough	11,781	32.14	Y	Y	0.41	
Middlesex	South River Borough	16,349	37.24	Y	Y	0.37	
Cape May	Ocean City	11,206	30.34	Y	Y	0.27	
Bergen	Cliffside Park Borough	25,142	30.17	Y	Y	0.24	
Camden	Pine Hill Borough	10,536	44.79	Y	N	0.22	
Atlantic	Ventnor City	10,239	42.38	Y	Y	0.22	
Hudson	Guttenberg Town	11,695	41.76	Y	Y	0.21	
Cape May	Lower Township	21,766	41.68	N	Y	0.20	
Ocean	Berkeley Township	41,747	34.48	N	Y	0.20	

Top 10% of Municipalities