

Methodology for Designating Targeted Urban Municipalities (TUMs)

1. Create a list of municipalities with populations greater than 10,000.
2. Designate "Urban Municipalities"
 - a. Municipal housing density greater than 2x the state housing densityOR
 - b. Municipalities that wholly/partially contain a census tract with housing density > 4x the state housing density
3. Rank by MRI Distress Score.
 - a. Municipalities with MRI Distress score greater than 50 = TUM
 - b. Municipalities with MRI Distress score >30 but < 50 are ranked by greatest Jobs to Housing Unit Ratio
4. Identify Target Urban Municipalities. **The top 10% of municipalities (i.e., the first 57 on the ranked list) are TUMs.** See attached Municipal Ranking.

Summary of Required Data

Population: US Census Bureau, Population Estimates - updated every year

Land Area: US Census Bureau, Decennial Census - updated every 10 years

Census Tracts: US Census Bureau, Decennial Census - updated every 10 years

Housing Units: US Census Bureau, American Community Survey 5-Year Estimates - updated every year

Jobs: NJDOLWD, Quarterly Census of Employment and Wages, Municipal Report by Sector - updated every year

MRI: NJ Department of Community Affairs, Municipal Revitalization Index - updated every 2 years

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