

## 2026 NJHMFA Targeted Urban Municipalities (TUMs): List

### 2026 Targeted Urban Municipalities

<u>Municipality</u>	<u>County</u>
Camden city	Camden
Salem city	Salem
Atlantic City city	Atlantic
Passaic city	Passaic
Bridgeton city	Cumberland
Paterson city	Passaic
Pleasantville city	Atlantic
Perth Amboy city	Middlesex
New Brunswick city	Middlesex
Trenton city	Mercer
Wildwood city	Cape May
Newark city	Essex
Prospect Park borough	Passaic
Union City city	Hudson
City of Orange township	Essex
Gloucester City city	Camden
Plainfield city	Union
Elizabeth city	Union
Irvington township	Essex
West New York town	Hudson
East Orange city	Essex
Vineland city	Cumberland
Fairview borough	Bergen
Dunellen borough	Middlesex
Phillipsburg town	Warren
Lindenwold borough	Camden
Asbury Park city	Monmouth
Woodbury city	Gloucester
Pennsauken township	Camden
North Bergen township	Hudson
Burlington city	Burlington
Dover town	Morris
Freehold borough	Monmouth
Pine Hill borough	Camden
Guttenberg town	Hudson
Garfield city	Bergen
Kearny town	Hudson
Lodi borough	Bergen
Lakewood township	Ocean
Bayonne city	Hudson
Long Branch city	Monmouth
North Plainfield borough	Somerset
Carteret borough	Middlesex
Linden city	Union
Hackensack city	Bergen
South River borough	Middlesex
Roselle borough	Union
Belleville township	Essex
Jersey City city	Hudson
Bellmawr borough	Camden
Mount Holly township	Burlington
Hillside township	Union
Rahway city	Union
Lower township	Cape May
Ridgefield Park village	Bergen
Somers Point city	Atlantic
Neptune township	Monmouth

### 2026 Targeted Urban Municipalities (By County)

<u>Municipality</u>	<u>County</u>
Atlantic City city	Atlantic
Pleasantville city	Atlantic
Somers Point city	Atlantic
Fairview borough	Bergen
Garfield city	Bergen
Lodi borough	Bergen
Hackensack city	Bergen
Ridgefield Park village	Bergen
Burlington city	Burlington
Mount Holly township	Burlington
Camden city	Camden
Gloucester City city	Camden
Lindenwold borough	Camden
Pennsauken township	Camden
Pine Hill borough	Camden
Bellmawr borough	Camden
Wildwood city	Cape May
Lower township	Cape May
Bridgeton city	Cumberland
Vineland city	Cumberland
Newark city	Essex
City of Orange township	Essex
Irvington township	Essex
East Orange city	Essex
Belleville township	Essex
Woodbury city	Gloucester
Union City city	Hudson
West New York town	Hudson
North Bergen township	Hudson
Guttenberg town	Hudson
Kearny town	Hudson
Bayonne city	Hudson
Jersey City city	Hudson
Trenton city	Mercer
Perth Amboy city	Middlesex
New Brunswick city	Middlesex
Dunellen borough	Middlesex
Carteret borough	Middlesex
South River borough	Middlesex
Asbury Park city	Monmouth
Freehold borough	Monmouth
Long Branch city	Monmouth
Neptune township	Monmouth
Dover town	Morris
Lakewood township	Ocean
Passaic city	Passaic
Paterson city	Passaic
Prospect Park borough	Passaic
Salem city	Salem
North Plainfield borough	Somerset
Plainfield city	Union
Elizabeth city	Union
Linden city	Union
Roselle borough	Union
Hillside township	Union
Rahway city	Union
Phillipsburg town	Warren

## 2026 NJHMFA Targeted Urban Municipalities (TUMs): Methodology

### 2024 QAP Definition

“Targeted Urban Municipalities” or “TUMs” means those urban municipalities designated by the following factors: MRI, population, and housing density, relying on the most recent data from the U.S. Census Bureau. NJHMFA shall publish annually a list of the New Jersey municipalities that are designated as TUMs. N.J.A.C. 5:80-33.2.

### Steps

1. List all municipalities in New Jersey meeting the following criteria:
  - a. Percentage of municipal land within an [urban area](#)  $\geq 40\%$ ; AND
  - b. Either one of:
    - i. Population  $\geq 5,000$  and MRI Distress Score  $\geq 50$ ; OR
    - ii. Population  $\geq 10,000$  and MRI Distress Score  $\geq 30$ .
2. Sort the list of municipalities by MRI Distress Score, descending.
3. Identify the top 57 municipalities on the ranked list (i.e., the top 10% in NJ). Those are the TUMs.

### Data Sources

- Population** — U.S. Census Bureau, Population and Housing Unit Estimates, [Vintage 2024](#)
- Urban Land Area** — U.S. Census Bureau, Relationship Files, [National 2020 Urban Area To 2020 County Subdivisions Relationship File](#)
- MRI Distress Score** — NJ Department of Community Affairs, Municipal Revitalization Index, [2026 MRI Table and Ranking](#)

**2026 NJHMFA Targeted Urban Municipalities (TUMs): Ranking**

Municipality	County	MRI	MRI Rank	Population	Urban Land %	TUMs Rank
Camden city	Camden	89.05	3	71,413	100.0%	1
Salem city	Salem	80.07	4	5,335	84.8%	2
Atlantic City city	Atlantic	75.26	5	38,701	40.4%	3
Passaic city	Passaic	73.46	6	69,837	100.0%	4
Bridgeton city	Cumberland	73.14	7	26,930	83.9%	5
Paterson city	Passaic	71.07	11	158,537	100.0%	6
Pleasantville city	Atlantic	69.71	12	20,741	80.2%	7
Perth Amboy city	Middlesex	67.13	13	56,048	100.0%	8
New Brunswick city	Middlesex	66.82	14	56,567	100.0%	9
Trenton city	Mercer	66.55	15	90,383	100.0%	10
Wildwood city	Cape May	63.97	17	5,124	79.5%	11
Newark city	Essex	62.50	18	309,225	100.0%	12
Prospect Park borough	Passaic	61.54	19	6,304	100.0%	13
Union City city	Hudson	59.98	22	65,915	100.0%	14
City of Orange township	Essex	59.62	24	34,303	100.0%	15
Gloucester City city	Camden	54.89	28	11,556	100.0%	16
Plainfield city	Union	54.37	29	55,561	100.0%	17
Elizabeth city	Union	54.08	30	138,045	100.0%	18
Irvington township	Essex	53.91	32	60,903	100.0%	19
West New York town	Hudson	53.60	33	51,836	100.0%	20
East Orange city	Essex	53.40	34	70,740	100.0%	21
Vineland city	Cumberland	52.86	35	61,212	56.2%	22
Fairview borough	Bergen	50.65	38	15,064	100.0%	23
Dunellen borough	Middlesex	50.40	39	8,298	100.0%	24
Phillipsburg town	Warren	49.42	42	15,338	99.6%	25
Lindenwold borough	Camden	49.00	46	21,800	100.0%	26
Asbury Park city	Monmouth	48.47	48	15,444	100.0%	27
Woodbury city	Gloucester	46.94	51	10,074	100.0%	28
Pennsauken township	Camden	46.32	53	37,459	100.0%	29
North Bergen township	Hudson	46.10	56	60,726	100.0%	30
Burlington city	Burlington	46.08	57	10,057	100.0%	31
Dover town	Morris	46.05	58	18,547	100.0%	32
Freehold borough	Monmouth	44.64	63	12,470	100.0%	33
Pine Hill borough	Camden	44.10	66	10,835	100.0%	34
Guttenberg town	Hudson	44.02	67	11,693	100.0%	35
Garfield city	Bergen	42.80	70	32,758	100.0%	36
Kearny town	Hudson	42.73	72	40,236	100.0%	37
Lodi borough	Bergen	42.56	73	26,070	100.0%	38
Lakewood township	Ocean	42.33	77	140,086	98.7%	39
Bayonne city	Hudson	41.83	80	71,890	100.0%	40
Long Branch city	Monmouth	41.65	81	32,858	100.0%	41
North Plainfield borough	Somerset	41.28	84	22,778	100.0%	42
Carteret borough	Middlesex	40.22	88	25,654	100.0%	43
Linden city	Union	39.16	92	44,670	100.0%	44
Hackensack city	Bergen	38.95	93	46,155	100.0%	45
South River borough	Middlesex	38.84	94	16,164	100.0%	46
Roselle borough	Union	38.73	96	22,708	100.0%	47
Belleville township	Essex	38.68	97	38,084	100.0%	48
Jersey City city	Hudson	38.51	99	298,215	100.0%	49
Bellmawr borough	Camden	38.33	100	11,783	100.0%	50
Mount Holly township	Burlington	38.25	101	10,137	89.8%	51
Hillside township	Union	38.21	102	22,350	100.0%	52
Rahway city	Union	38.09	103	30,302	100.0%	53
Lower township	Cape May	37.47	108	21,895	51.0%	54
Ridgefield Park village	Bergen	36.92	117	13,260	100.0%	55
Somers Point city	Atlantic	36.78	118	10,533	92.0%	56
Neptune township	Monmouth	35.92	127	28,189	100.0%	57