



THE MAYOR AND BOROUGH COUNCIL
of the
BOROUGH OF GLEN RIDGE
County of Essex
State of New Jersey

Tuesday, January 21, 2025

RESOLUTION NO. **49-25**

Offered by Councilor **MOODY**
Seconded by Councilor

**RESOLUTION COMMITTING TO DCA'S FOURTH ROUND AFFORDABLE HOUSING
PRESENT NEED AND PROSPECTIVE NEED NUMBERS AS MODIFIED**

WHEREAS, the Fair Housing Act (the "FHA"), codified in NJSA 52:27D-301 et seq., has the force of law, and

WHEREAS, on March 20, 2024, FHA amendments to the FHA (the "2024 Amendments") were signed into law, and

WHEREAS:

- (a) the 2024 Amendments required the Department of Community Affairs (the "DCA") to produce on or before October 20, 2024, initial, non-binding estimates of fair share obligations for each municipality, and
- (b) the 2024 Amendments (specifically, L. 2024, c. 2) established the Affordable Housing Dispute Resolution Program (the "Program") within the judiciary for the purpose of resolving disputes associated with the FHA, and

WHEREAS, the governing body of the Borough of Glen Ridge ("Glen Ridge") intends to do each and all of the following:

- (a) meet the mandates of the FHA and its 2024 Amendments in order to have a fully enforceable zoning ordinance which avoids the *ad hoc* nature of builder's remedy lawsuits and
- (b) participate in the Program, and

WHEREAS, on October 18, 2024, the DCA issued a report (the "DCA Report") which was based upon the DCA's interpretation of the standards set forth in the 2024 Amendments and which is titled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background", and

WHEREAS, the DCA Report contains the DCA's calculations of its non-binding estimates of Present Need and Prospective Need for each municipality in an Appendix (the "Appendix") at the end of the report, and

WHEREAS, the DCA Report calculates, and the Appendix lists, Glen Ridge's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of zero (0) units and a Prospective Need or New Construction Obligation of 178 units; and

WHEREAS, the 2024 Amendments provide that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the 2024 Amendments would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor, all of which are averaged to yield the municipality's average allocation factor, and

WHEREAS, the 2024 Amendments further provide that "All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2, containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, Glen Ridge has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, as a result of such review and as more fully set forth below, Glen Ridge has concluded that a small modification of the DCA Prospective Need number is appropriate, specifically a number of 163 instead of 178; and

WHEREAS, the DCA Report used the 2018-2022 American Community Survey Data published by the U.S. Census Bureau to calculate the Income Capacity Factor and the 2019-2023 American Community Survey Data was released by the U.S. Census Bureau on December 12, 2024; and

WHEREAS, Glen Ridge and its affordable housing planner Topology have updated the Income Capacity Factor with the newly available dataset from the U.S. Census Bureau and calculated the updated Income Capacity Factor for Glen Ridge and Region 2, consistent with the methodology set forth in N.J.S.A. 52:27D-304.3; and

WHEREAS, Glen Ridge and its affordable housing planner Topology reviewed Glen Ridge's 1999 and 2023 Commercial and Industrial tax assessment data in detail and identified a change in assessment status for the properties containing Mountainside Hospital in 2014 that required additional review as component inputs of the Nonresidential Valuation Factor methodology set forth in N.J.S.A. 52:27D-304.3; and

WHEREAS, based on the foregoing, Glen Ridge relies on the DCA calculations of Glen Ridge's fair share obligations, as modified herein, to account for Glen Ridge's review of the lands identified by the DCA for each of the following:

- (a) the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the January 17, 2025, memo (the "**Topology Memo**") prepared by Glen Ridge's affordable housing planner Topology, a copy of such memo being attached hereto as "**Attachment One**",
- (b) the income capacity factor with updated Census data based upon the latest release, and
- (c) the nonresidential valuation factor based on local information from the municipal tax assessor; and

in so doing, Glen Ridge seeks to commit to provide its fair share of zero (0) units present need and 163 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the FHA, as amended by the 2024 Amendments and as may be amended from time to time hereafter; and

WHEREAS, the Administrative Director of the Administrative Office of the Courts (the "**AOC**") has established procedures for the Program's operation as set forth in Administrative Directive #14-24 dated December 13, 2024, which requires any municipality which wishes to participate in the Program to file a Declaratory Judgment action in the County in which the municipality is located and attach a copy of a resolution committing to the municipality's Present Need and Prospective Need numbers as calculated by the municipality after considering the DCA's non-binding estimates, and

WHEREAS, in accordance with AOC Directive #14-24, the Mayor and Council find that, because Glen Ridge seeks to avail itself of the Program and is a municipality seeking a certification of compliance with the FHA, it is in Glen Ridge's best interests to do each of the following:

- (a) file the within resolution with the DCA within 48 hours of its adoption and no later than January 31, 2025, and
- (b) file an action in the form of a declaratory judgment complaint within 48 hours of the adoption of the within resolution and no later than February 3, 2025, and

WHEREAS, Glen Ridge recognizes that the resolution of the Present Need and Prospective Need numbers is only the first step on a path to constitutional compliance with the Mount Laurel doctrine and that developing and adopting a Housing Element and Fair Share Plan (which may include credits, adjustments and compliance mechanisms as allowed by the 2024 amendments), followed by the adoption of implementing ordinance, is required and is a process Glen Ridge will embrace, as it continues its compliance with the Mount Laurel doctrine, and

WHEREAS, Glen Ridge wishes to reserve its rights to amend its position if the Legislature changes the statute or the courts by judicial decisions alter the statute or the meaning of the statute, and

WHEREAS, Glen Ridge reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Glen Ridge reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein;

NOW, THEREFORE, BE IT RESOLVED on this 21st day of January, 2025, by the Mayor and Council of Borough of Glen Ridge, County of Essex, State of New Jersey as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. Glen Ridge hereby commits to the DCA's Round 4 Present Need Obligation of zero (0) units and a modification of the DCA's Round 4 Prospective Need Obligation of 178 units to 163 units, as explained above and in the Topology Memo, a copy of which is attached hereto as Attachment One, and subject to all reservations of rights set forth above.
3. Glen Ridge hereby directs its Borough Attorney to file a declaratory judgment complaint in Essex County within 48 hours after adoption of the within resolution and attaching as exhibits thereto both (i) this resolution and (ii) the Topology Memo.
4. Glen Ridge authorizes its Borough Attorney to submit and/or file this resolution and the attached Topology Memo with the Program or any other such entity as may be determined to be appropriate.
5. In this regard, Glen Ridge recognizes the long involvement of the Fair Share Housing Center (the "FSHC") in the matters of exclusionary zoning and affordable housing in New Jersey and will forward a copy of this resolution (with Attachment One) to the FSHC.
6. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, Tara Ventola, Clerk of Borough of Glen Ridge, County of Essex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by Mayor and Council at a meeting held on January 21, 2025.

Tara Ventola, RMC

Tara Ventola, Clerk

ATTACHMENT ONE

January 17, 2025, memo (the “Topology Memo”) prepared by
Glen Ridge’s affordable housing planner Topology



MEMORANDUM

Date: January 17, 2025
To: Borough of Glen Ridge
From: Graham Petto, P.P., AICP, Principal

**SUBJECT: FOURTH ROUND AFFORDABLE HOUSING
ASSESSMENT OF DCA NUMBER**

The purpose of this memorandum is to provide an assessment of the non-binding calculations of the Borough of Glen Ridge's Prospective Need Obligation for the Fourth Round of Affordable Housing, published by the NJ Department of Community Affairs. The non-binding calculations were published by the DCA on October 20, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer.

Under the prepared calculations, the DCA has presented a non-binding prospective need obligation for the Borough of Glen Ridge of 178 units. The following assessment reviews the component data of the DCA calculation methodology with localized data to either confirm or revise the figures presented by DCA.

I. Land Capacity Factor Assessment

- A. The Land Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.4, and is determined by estimating the area of developable land within the municipality's boundaries, and regional boundaries, which may accommodate development. The DCA conducted the analysis using Land Use / Land Cover data from the NJ DEP, MOD-IV Property Tax Data from the Dept. of Treasury, and construction permit data from the DCA. The DCA calculations of land that may accommodate development exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by 100 feet may be considered developable.
- B. Under the analysis, the DCA estimates that the Borough of Glen Ridge presently has 0.254 acres of land that may accommodate development. The DCA has calculated that Region 2, which is comprised of Essex, Morris, Union and Warren Counties, contains a total of 5,358.48 acres of developable land. This represents 0.0047% of the amount of developable land across the entire Region 2, which encompasses Essex, Morris, Union, and Warren Counties.
- C. To assess the Land Capacity Factor, Topology extracted the resultant Land Capacity Analysis GIS Composite Layer and overlaid the file with the parcels for the Borough of Glen Ridge, reviewing the configuration of developable land within these parcels. Based upon this parcel-by-parcel review, Topology estimates that 0.254 acres of the 0.254 acres calculated by DCA are not in fact developable. A parcel-by-parcel summary is provided below:
- D. Properties Not Available for Development – 0.254 Acres

PROPERTY	STATUS	DCA DEVELOPABLE ACRES
Block 16, Lot 2 – Planchet Drive (Rear)	This parcel is owned by the Township of Montclair and is a part of Montclair's Canterbury Park. Canterbury Park is listed on the Township of Montclair's ROSI – however, given the situation of this lot within Glen Ridge, Montclair has not listed this parcel on their municipal ROSI.	0.178 Acres
Block 102, Lot 11 – 105 Forest Avenue Rear	Long, narrow “developable” area within a landlocked parcel, measuring only 21 feet by 172 feet. No road access, insufficiently dimensioned to accommodate development. 92% of total parcel area (0.89 acres) is constrained by steep slopes.	0.076 Acres

- E. Given these conditions of existing properties, Topology estimates that the amount of developable land within the Borough of Glen Ridge should be revised from 0.254 Acres to 0.00 Acres. This would also reduce the total developable land within Region 2 from 5,358.48 acres to 5,358.23 acres. Thus, the Land Capacity Factor for the Borough of Glen Ridge would be modified from 0.0047% as calculated by DCA to 0.00%.

II. Equalized Nonresidential Valuation Assessment

- A. The Equalized Nonresidential Valuation Factor is calculated pursuant N.J.S.A. 52:27D-304.3.C.2 and is determined by calculating the changes in nonresidential property valuations in the municipality, since the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations is divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional total change, which is the resulting factor. Data is used is from the Division of Local Government Services in the DCA, which aggregates local assessment information from all municipalities.
- B. Under the DCA calculation, the Borough of Glen Ridge experienced an equalized nonresidential valuation growth of \$200,930,127 between 1999 and 2023. This represents 0.78% of all growth experienced during this period across Region 2.
- C. However, the “growth” in nonresidential valuation does not account for individual property changes to tax assessment status. Rather, the figures simply are the change in the sum of all nonresidential valuation in each time, 1999 and 2023. In 2015, a ruling in the case AHS Hospital Corp. v. Town of Morristown ruled that the Morristown Medical Center is not entitled to tax exemption status on all of its properties within the Town of Morristown. The ruling had an impact on local tax assessments of hospitals across the state. In the Borough of Glen Ridge, Mountainside Hospital was sold, and its tax assessment status was changed in 2014. The hospital and its related facilities had their assessment status updated from tax exempt to taxable commercial. Such change in assessment appears in the nonresidential valuation change as “growth” when in fact, there was no new development, rather a change to the tax ratable status of the facilities.
- D. Given this outcome, an adjustment to the DCA's equalized nonresidential valuation factor is necessary. In reviewing the 1999 Assessments for the hospital properties, presented in the table below,

the 1999 Equalized Nonresidential Value increases by \$39,193,300, when the hospital facilities are included. This revises the 1999 value from \$25,001,065 to \$64,194,365. Thus, the change in nonresidential valuation between 1999 and 2023 decreases to \$161,736,827 between 1999 and 2023. This represents 0.6% of all the growth experienced during this period across Region 2.

E. Hospital Property Valuation and Assessment Status, 1999

Block	Lot	Prop Class	Prop Class Code Name	Property Location	Acres	Exempt Site Description	Land Value	Improve Value	Net Value
91	1	15D	Church & Charitable Properties	Highland Avenue	0.53	Parking Area (Hospital)	\$86,400	\$31,900	\$118,300
92	18	15D	Church & Charitable Properties	310 Bay Avenue	5.00	Hospital	\$625,000	\$38,450,000	\$39,075,000

III. Income Capacity Factor

- A. The Income Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.3 and is determined by averaging the municipal share of the regional sum of differences between medical household income and the same calculation but weighted by number of households within the municipality. To calculate this value, the DCA used the 2018-2022 5-year Estimates published by the Census Bureau's American Community Survey program.
- B. Since the publication of the Fair Share Housing Obligations for 2025-2035 by the DCA in October 2024, the U.S. Census Bureau has released the 2019-2023 5-year estimates from the American Community Survey.
- C. Topology has prepared an update of the Income Capacity Factor for Region 2 and the Borough of Glen Ridge to more accurately reflect the current income capacity. Based upon these updates, the following values have been adjusted, using Table S1901: Total Households, Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) and Table S1903: Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars).
- D. The table below presents the revised values for the Income Capacity Factor:

BOROUGH OF GLEN RIDGE, INCOME CAPACITY FACTOR	2018-2022 ACS DATA (DCA)	2019-2023 ACS DATA (TOPOLOGY)
Number of Households	2,462	2,488
Median HH Income in past 12 Months	\$246,429	\$248,016
\$100 Below Regional Median HH Income Floor	\$46,360	\$48,316
Diff. from Median Household Income Floor with Household Weight	\$492,569,878	\$ 496,853,600
HH Weighted Income Difference % of Region Total	1.2%	1.2%
Diff from Median Household Income Floor	\$200,069	\$199,700
Income Difference % of Region Total	2.4%	2.3%
Income Capacity Factor	1.83%	1.76%

IV. Recalculated Fourth Round Obligation Number

Given the revisions detailed above, Topology recommends the Borough of Glen Ridge's allocation factors and prospective need obligations may be revised as follows below.

ALLOCATION FACTOR/PROSPECTIVE NEED	DCA CALCULATION	TOPOLOGY PROPOSED REVISION
Land Capacity Factor	0.00 Factor (0.254 Acres of 5,358.48 Acres in Region 2)	0.00 Factor (0.00 Acres of 5,358.23 Acres in Region 2)
Nonresidential Factor	0.78 Factor (\$200,930,127 growth of \$25,808,891,055 Region 2 growth)	0.63 Factor (\$161,736,827 growth of \$25,769,697,755 Region 2 growth)
Income Capacity Factor	1.83 Factor	1.76 Factor
Average Allocation Factor	0.87 Factor	0.80 Factor
Prospective Need Obligation	178 Units	163 Units

Appendix A – Parcel Assessment

Block 16, Lot 2 – Planchet Drive (Rear)



Figure 1 - Map of Block 16, Lot 2. DCA calculated Developable Area of parcel indicated in green shading. Parcel owned by the Township of Montclair, and is a portion of the adjacent Canterbury Park, which is listed on the NJDEP Recreation and Open Space Inventory.

Block 102, Lot 11 – 105 Forest Avenue (Rear)



Figure 2 - Map of Block 102, Lot 11. DCA calculated Developable Area of parcel indicated in green shading. Balance of site constrained by steep slopes.

**Appendix B – Updated Income Capacity Factor, 2019-2023
American Community Survey Data**

Income Capacity Factor Calculation

DCA Municipality	County	Subdivision FIPS	Municipality	County	Region	Number of Households	Median household income in the past 12 months in \$1,000s	\$1,000 Below 2023 Income-Adjusted Median Household Income Floor	Diff from Median Household Income Floor with % of Region Total	Hh Weighted Median Household Income Floor	Diff from Median Household Income Floor with % of Region Total	Income Capacity Factor	Qualified Urban Aid	Region Income Calculations (Excl. Qualified Urban Aid)				
														Median Household Income	Med Hh Income Differences x Households	Med Hh Income Difference		
O101	3406100100	Albion city	Atlantic	6	5,559	77,516	36,120	147,328,364	1.6%	41,396	1.2%	1.44%	0	57,766	35,072,032,724	8,600,335		
O102	3406102000	Atlantic city	Atlantic	6	16,527	86,240	36,120	104,999,867	0.0%	0	0.0%	0	0	48,416	41,118,013,814	8,644,398		
O103	3406107810	Bogartown city	Atlantic	6	3,254	88,500	36,120	206,715,844	2.2%	53,785	1.6%	1.59%	0	58,490	29,388,246,057	5,018,738		
O104	3406108000	Brownstown	Atlantic	6	1,633	78,393	36,120	69,031,803	0.8%	42,273	1.3%	1.02%	0	4	47,102	37,905,713,094	7,218,799	
O105	3406108810	Carteret township	Atlantic	6	2,983	79,436	36,120	129,211,628	1.6%	43,316	1.3%	1.37%	0	5	40,450	28,377,598,782	6,086,382	
O106	3406115160	Corbin City	Atlantic	6	230	88,839	36,120	12,125,370	0.1%	52,719	1.6%	0.88%	0	6	36,220	8,945,550,852	3,332,334	
O107	3406120350	Egg Harbor township	Atlantic	6	1,855	57,604	36,120	52,106,020	0.6%	31,484	0.9%	0.78%	0					
O108	3406120920	Egg Harbor City	Atlantic	6	17,349	96,268	36,120	1,040,017,852	11.6%	59,944	1.8%	6.71%	0					
O109	3406121870	Easton Manor city	Atlantic	6	581	107,417	36,120	42,136,527	0.9%	71,297	2.1%	1.31%	0					
O110	3406123930	Faison Township	Atlantic	6	662	112,870	36,120	50,799,183	0.8%	76,173	2.3%	1.44%	0					
O111	3406125560	Gadsden Township	Atlantic	6	13,841	90,522	36,120	78,461,182	8.6%	54,507	1.0%	1.02%	0					
O112	3406126300	Hannibal Township	Atlantic	6	10,890	85,585	36,120	54,091,260	6.1%	49,467	1.5%	1.29%	0					
O113	3406129430	Hannibal town	Atlantic	6	5,705	88,044	36,120	26,701,420	3.0%	46,534	1.6%	2.20%	0					
O114	3406130930	Hannibal city	Atlantic	6	7,612	135,204	36,120	761,635,800	2.9%	99,784	3.0%	2.89%	0					
O115	3406131370	Leelandborough	Atlantic	6	493	101,523	36,120	31,994,873	0.4%	67,403	1.0%	1.20%	0					
O116	3406133890	Aberdeen City	Atlantic	6	2,625	114,617	36,120	205,529,825	2.3%	78,297	2.3%	1.32%	0					
O117	3406145940	Mullica Township	Atlantic	6	2,179	91,875	36,120	121,890,185	1.4%	55,755	1.7%	1.82%	0					
O118	3406152990	Northfield city	Atlantic	6	3,299	104,042	36,120	224,074,674	2.5%	67,922	2.0%	2.37%	0					
O119	3406155960	Pleasantville city	Atlantic	6	6,772	52,403	36,120	0	0.0%	0	0.0%	0	0					
O120	3406156060	Point Republic city	Atlantic	6	457	130,417	36,120	43,841,777	0.5%	54,397	2.0%	2.00%	0					
O121	3406156140	Somers Point city	Atlantic	6	5,270	88,541	36,120	151,813,840	1.7%	72,412	1.0%	1.59%	0					
O122	3406156160	Ventnor City	Atlantic	6	4,537	74,610	36,120	174,660,963	2.0%	38,499	1.3%	1.58%	0					
O123	3406156170	Westville Township	Atlantic	6	1,385	75,660	36,120	48,014,560	0.5%	35,580	1.1%	0.80%	0					
O124	3406157090	Abelwood borough	Bergen	1	2,332	156,992	53,666	240,956,232	0.7%	103,326	1.2%	0.94%	0					
O125	3406157090	Abelwood town	Bergen	1	517	250,090	53,666	101,506,567	0.3%	196,334	2.3%	1.39%	0					
O126	3406159010	Bergenfield borough	Bergen	1	9,430	124,083	53,666	0	0.0%	0	0.0%	0	0					
O127	3406159040	Bergenfield town	Bergen	1	3,125	107,321	53,666	167,671,875	0.5%	53,655	0.6%	0.58%	0					
O128	3406159040	Bergenfield town	Bergen	1	2,839	94,854	53,666	108,693,132	0.3%	41,180	0.5%	0.38%	0					
O129	3406159050	Closter borough	Bergen	1	10,615	98,960	53,666	0	0.0%	0	0.0%	0	0					
O130	3406159050	Closter town	Bergen	1	2,622	18,000	53,666	152,250,088	1.0%	131,834	1.2%	1.28%	0					
O131	3406159060	Closter borough	Bergen	1	3,085	27,293	53,666	36,049,229	1.1%	110,637	1.4%	1.22%	0					
O132	3406159070	Closter town	Bergen	1	3,589	17,078	53,666	105,793,344	0.8%	121,412	1.4%	1.00%	0					
O133	3406159080	Domenicborough	Bergen	1	6,693	125,585	53,666	446,805,229	1.8%	71,919	0.8%	1.09%	0					
O134	3406159080	Domenicborough	Bergen	1	1,771	20,989	53,666	705,193,344	0.8%	121,412	1.4%	1.00%	0					
O135	3406159100	Elmwood Park borough	Bergen	1	7,267	100,852	53,666	342,900,662	1.0%	67,185	0.5%	0.78%	0					
O136	3406159150	East Rutherford borough	Bergen	1	4,177	91,789	53,666	159,239,771	0.5%	38,123	0.4%	0.45%	0					
O137	3406159200	Egg Harbor Township	Bergen	1	7,009	137,847	53,666	590,024,629	1.7%	84,181	1.0%	1.33%	0					
O138	3406159210	Emersonborough	Bergen	1	7,641	153,963	53,666	264,884,377	0.8%	100,297	1.2%	0.98%	0					
O139	3406159210	Englewood city	Bergen	1	11,258	101,398	53,666	537,366,854	1.5%	47,732	0.6%	1.04%	0					
O140	3406159210	Englewood City	Bergen	1	12,150	122,192	53,666	174,299,200	0.8%	96,546	1.0%	1.40%	0					
O141	3406159240	Fair Lawn borough	Bergen	1	12,150	147,000	53,666	1,145,553,000	3.8%	94,566	1.1%	1.17%	0					
O142	3406159240	Fair Lawn town	Bergen	1	12,151	155,180	53,666	555,311,880	0.7%	10,485	0.1%	0.34%	0					
O143	3406159250	Farmington borough	Bergen	1	18,531	105,535	53,666	961,184,439	2.7%	51,889	0.6%	1.67%	0					
O144	3406159250	Farmington town	Bergen	1	1,771	20,989	53,666	668,677,093	1.9%	177,321	2.3%	1.39%	0					
O145	3406159270	Garfield city	Bergen	1	11,543	75,701	53,666	0	0.0%	0	0.0%	0	0					
O146	3406159270	Garfield town	Bergen	1	11,543	105,200	53,666	166,477,379	1.3%	59,847	0.7%	0.87%	0					
O147	3406159270	Glen Rock town	Bergen	1	3,678	210,369	53,666	576,393,636	1.6%	156,703	1.8%	1.73%	0					
O148	3406159270	Glen Rock town	Bergen	1	20,305	82,212	53,666	0	0.0%	0	0.0%	0	0					
O149	3406159270	Glen Rocktownship	Bergen	1	1,776	128,125	53,666	25,281,824	0.8%	126,849	1.5%	1.08%	0					
O150	3406159270	Hackensack township	Bergen	1	1,953	109,071	53,666	518,288,605	1.5%	55,355	0.6%	1.06%	0					
O151	3406159270	Hackensack town	Bergen	1	1,953	128,125	53,666	281,417,460	0.8%	65,640	0.8%	0.78%	0					
O152	3406159270	Hackensack town	Bergen	1	3,601	104,061	53,666	194,277,397	0.7%	86,397	1.0%	0.97%	0					
O153	3406159270	Hackensack town	Bergen	1	3,775	105,200	53,666	104,171,200	1.0%	86,397	1.0%	0.97%	0					
O154	3406159270	Hackensack town	Bergen	1	4,200	105,200	53,666	124,405,220	2.1%	86,397	1.0%	0.97%	0					
O155	3406159270	Hackensack town	Bergen	1	4,200	105,200	53,666	175,123,265	1.6%	82,403	1.0%	1.30%	0					
O156	3406159270	Hackensack town	Bergen	1	4,205	105,200	53,666	187,237,302	1.1%	72,289	0.8%	0.97%	0					
O157	3406159270	Hackensack town	Bergen	1	4,205	105,200	53,666	251,153,668	0.7%	183,339	2.3%	1.42%	0					
O158	3406159270	Hackensack town	Bergen	1	932	82,750	53,666	22,760,534	0.6%	29,088	0.3%	0.21%	0					
O159	3406159270	Hackensack town	Bergen	1	13,406	134,311	53,666	1,081,216,870	3.1%	80,645	0.9%	2.03%	0					
O160	3406159270	Hackensack town	Bergen	1	5,222	108,088	53,666	315,891,684	2.3%	154,427	1.8%	1.20%	0					
O161	3406159270	Hackensack town	Bergen	1	35	36,429	53,666	0	0.0%	0	0.0%	0	0					
O162	3406159270	Hackensack town	Bergen	1	3,775	246,719	53,666	1,041,740	1.4%	197,533	2.2%	1.20%	0					
O163	3406159270	Hackensack town	Bergen	1	3,775	155,200	53,666	345,000	1.0%	10,850	0.1%	0.09%	0					
O164	3406159270	Hackensack town	Bergen	1	3,775	155,200	53,666	345,000	1.0%	10,850	0.1%	0.09%	0					
O165	3406159270	Hackensack town	Bergen	1	3,775	155,200	53,666	345,000	1.0%	10,850	0.1%	0.09%	0					
O166	3																	

Income Capacity Factor Calculation

DCA Municipality	County	Subdivision FIPS	Municipality	County	Region	Number of Households	Median household income in the past 12 months (2023 inflation-adjusted)	\$1,000 Below Regional Median HH Income Floor	Diff. from Median Household Income HH Household Weight	Diff. from Income Difference % of Region Total	Median Household Income HH Weighted Facility	Difference % of Region Total	Income Capacity	Qualified Urban Aid	Region Income Calculations (Excl. Qualified Urban Aid)				
															Region	Minimum Median HH Income	Mod HH Income		
0401	3400732500	Audubon borough	Camden	5	3,312	11,000	40,350	251,531,600	0.9%	76,550	1.3%	1,00%	0	0					
0402	3400732400	Audubon Park borough	Camden	5	538	13,331	40,350	6,984,854	0.0%	12,983	0.2%	0.12%	0	0					
0403	3400732300	Barrington borough	Camden	5	3,459	8,334	40,350	152,140,656	0.5%	43,984	0.7%	0.63%	0	0					
0404	3400732450	Bellmawr borough	Camden	5	4,918	74,812	40,350	199,484,116	0.6%	34,462	0.6%	0.54%	0	0					
0405	3402054540	Berlin incorporated	Camden	5	2,828	101,008	40,350	171,540,824	0.6%	60,656	1.0%	0.80%	0	0					
0406	340705470	Berlin township	Camden	5	7,524	74,828	40,350	67,022,472	0.3%	34,478	0.5%	0.44%	0	0					
0407	340701810	Brownsburg	Camden	5	886	55,882	40,350	13,761,352	0.0%	15,532	0.3%	0.19%	0	0					
0408	340710000	Camden city	Camden	5	24,697	40,450	40,350	0	0.0%	0	0.0%	0	0	0		..	1		
0409	3407122600	Cherry Hill township	Camden	5	28,737	122,485	40,350	2,365,131,859	8.3%	62,135	1.3%	0.03%	0	0					
0410	3407123000	Clementville	Camden	5	486	98,456	40,350	24,579,766	0.5%	69,554	0.9%	0.64%	0	0					
0411	3407134400	Clementville borough	Camden	5	2,264	69,536	40,350	64,216,844	0.2%	26,185	0.5%	0.35%	0	0					
0412	3407142600	Collingswood borough	Camden	5	5,611	83,511	40,350	288,021,437	1.0%	43,547	0.7%	0.87%	0	0					
0413	3407236070	Gabbertown borough	Camden	5	802	99,881	40,350	37,743,862	0.2%	59,531	1.0%	0.57%	0	0					
0414	3407238200	Glencrest City	Camden	5	4,117	70,947	40,350	125,947,726	0.4%	30,592	0.5%	0.47%	0	0					
0415	340726760	Gloucester township	Camden	5	25,001	97,938	40,350	1,439,707,586	5.1%	57,585	0.9%	0.61%	0	0					
0416	3407287400	Haddon township	Camden	5	6,801	112,295	40,350	489,025,605	1.7%	71,905	1.2%	1.40%	0	0					
0417	340728770	Haddonfield borough	Camden	5	4,322	190,843	40,350	537,051,432	2.4%	150,512	2.5%	2.36%	0	0					
0418	3407288000	Haddon Heights borough	Camden	5	3,121	126,095	40,350	267,165,309	0.9%	85,705	1.4%	1.16%	0	0					
0419	3407321200	Hi-Nilesborough	Camden	5	460	97,337	40,350	100,161	15,844,656	0.9%	14,747	0.9%	0.10%	0	0				
0420	3407324000	Haddonfield township	Camden	5	689	100,795	40,350	55,426,625	0.2%	80,445	1.3%	0.9%	0	0					
0421	3407324100	Hawthorne township	Camden	5	1,196	70,738	40,350	35,865,648	0.1%	29,988	0.5%	0.31%	0	0					
0422	3407324400	Lindenwold borough	Camden	5	9,042	55,999	40,350	n	0.0%	0	0.0%	0	0	0		..	1		
0423	3407324600	Magnolia section	Camden	5	1,718	89,489	40,350	37,369,142	0.3%	49,139	0.8%	0.56%	0	0					
0424	340735510	Merchandise borough	Camden	5	1,501	91,607	40,350	76,936,757	0.3%	51,257	0.8%	0.56%	0	0					
0425	340748790	Mount Ephraim borough	Camden	5	1,918	95,137	40,350	105,081,466	0.4%	54,787	0.9%	0.64%	0	0					
0426	340751880	Oaklyn borough	Camden	5	1,776	81,518	40,350	71,107,264	0.3%	41,164	0.7%	0.47%	0	0					
0427	340757600	Pennsauken township	Camden	5	12,958	83,412	40,350	0	0.0%	0	0.0%	0	0	0		..	1		
0428	340758770	Pine Hill borough	Camden	5	4,582	68,725	40,350	130,464,256	0.5%	38,375	0.9%	0.59%	0	0					
0429	3407587800	Port Penn township	Camden	5	1,125	100,566	40,350	181,500,000	0.7%	60,016	1.0%	0.62%	0	0					
0430	3407588100	Rosemont borough	Camden	5	2,252	79,101	40,350	87,267,352	0.3%	36,751	0.8%	0.47%	0	0					
0431	3407588400	Rowayton township	Camden	5	2,564	100,735	40,350	153,610,440	0.5%	60,381	1.0%	0.77%	0	0					
0432	3407712200	Saxford borough	Camden	5	5	250,000	40,350	1,048,240	0.0%	209,659	3.4%	1.72%	0	0					
0433	3407712300	Sewell township	Camden	5	12,360	112,608	40,350	891,084,160	3.1%	72,256	1.2%	2.17%	0	0					
0434	3407712300	South Weymouth	Camden	5	3,820	107,867	40,350	257,895,860	0.9%	67,512	1.1%	1.01%	0	0					
0435	3407717600	Waterford township	Camden	5	1,901	105,064	40,350	78,851,360	2.8%	54,714	0.9%	1.85%	0	0					
0436	3407812400	Weymouth	Camden	5	14,436	95,064	40,350	26,686,104	0.3%	31,285	0.5%	0.30%	0	0					
0437	3407812400	Woodlynne	Camden	5	853	71,635	40,350	46,120,200	0.5%	24,000	0.7%	0.40%	0	0					
0438	3409092200	Avonborough	Cape May	6	775	143,482	40,350	82,830,550	0.9%	107,362	3.2%	2.08%	0	0					
0439	3409110100	Cape May city	Cape May	6	1,309	127,000	40,350	32,490,960	0.3%	21,116	0.5%	0.38%	0	0					
0440	3409110100	Cape May city	Cape May	6	2,416	111,551	40,350	182,488,778	2.0%	75,471	3.3%	2.15%	0	0					
0441	3409110100	Cape May city	Cape May	6	10,545	86,731	40,350	40,244,551	5.3%	46,611	1.3%	1.30%	0	0					
0442	3409110200	Voorhees	Cape May	6	3,843	91,040	40,350	485,657,560	5.4%	54,920	1.0%	0.54%	0	0					
0443	3409153400	Middle Township	Cape May	6	1,901	85,812	40,350	25,895,860	1.1%	49,592	1.5%	1.27%	0	0					
0444	3409154460	Ocean City	Cape May	6	5,519	101,782	40,350	168,954,778	4.1%	65,667	2.0%	0.80%	0	0					
0445	3409171010	Stone Harbor	Cape May	6	1,244	100,930	40,350	10,205,200	0.3%	28,872	1.0%	0.78%	0	0					
0446	3409171010	Upper Township	Cape May	6	2,255	74,736	40,350	19,205,200	0.2%	43,935	1.3%	1.35%	0	0					
0447	3409171050	West Cape May	Cape May	6	3,609	53,996	40,350	11,722,800	0.3%	50,880	1.5%	0.82%	0	0					
0448	3409171050	Woodbury	Cape May	6	3,507	87,081	40,350	41,426,484	0.5%	15,876	0.5%	0.47%	0	0					
0449	3409171050	Woodbury	Cape May	6	1,189	84,554	40,350	61,762,792	1.0%	46,023	1.4%	1.18%	0	0					
0450	3409171050	Woodbury	Cape May	6	789	45,178	40,350	1,045,236,124	0.1%	9,059	0.3%	0.18%	0	0					
0451	3401107600	Bridgeport	Cumberland	5	7,997	46,124	40,350	0	0.0%	0	0.0%	0	0	0		..	1		
0452	3401114710	Commercial township	Cumberland	5	1,942	52,607	40,350	32,008,044	0.4%	16,482	0.5%	0.49%	0	0					
0453	3401116900	Leedswood	Cumberland	5	1,041	88,558	40,350	54,582,950	0.5%	52,438	1.6%	1.09%	0	0					
0454	3401118270	Downdown	Cumberland	5	642	64,239	40,350	18,616,778	0.2%	28,162	0.8%	0.83%	0	0					
0455	3401123350	Fairfield township	Cumberland	5	1,607	50,250	40,350	80,250	0.5%	35,386	0.9%	0.91%	0	0					
0456	3401123370	Fairfield township	Cumberland	5	1,507	87,081	40,350	1,011,350,498	2.6%	33,157	3.4%	3.04%	0	0					
0457	3401125100	Millburn	Cumberland	5	5,999	350,000	40,350	1,411,546,216	1.4%	201,664	3.3%	2.85%	0	0					
0458	3401134400	Monk's Corner	Cumberland	5	15,118	166,765	40,350	1,453,257,760	3.5%	83,322	1.0%	2.25%	0	0					
0459	3401135100	Newark city	Cumberland	5	13,744	48,416	40,350	164,287,775	0.6%	49,025	0.8%	0.69%	0	0					
0460	3401135260	North Castlewood	Cumberland	5	2,220	203,140	40,350	56,367,089	7.1%	49,778	0.8%	1.45%	0	0					
0461	3401135360	Port Republic	Cumberland	5	11,556	113,396	40,350	143,921,747	1.6%	103,571	1.7%	1.83%	0	0					
0462	3401136240	Port Republic	Cumberland	5	1,416	144,474	40,350	147,433,924	0.5%	104,126	1.7%	1.13%	0	0					
0463	3401136480	Rosebank	Cumberland	5	5,668	104,303	40,350	362,485,600	1.3%	63,953	1.1%	1.18%	0	0					
0464	3401136500	Rosebank	Cumberland	5	1,115	103,000	40,350	98,240,260	0.5%	54,560	0.9%	0.92%	0	0					
0465	3401136500	Rosebank	Cumberland	5</															

Income Capacity Factor Calculation

OCA Municipality	County Suddivision FIPS	Municipality	County	Region	Number of Households	Median household income in the past 12 months in \$'000s	\$100 Billion Household Income Region Median Household Income	Off from Median Household Income Floor with HH Income % of Region Total	HH Weighted Income Difference % of Region Total	Diffsens Median Household Income Difference Factor	Income Capacity Factor	Region Income Calculations (Excl. Qualified Urban Aid)			
												Region	Median HH Income	Med HH Differences x Households	Med HH Income Differences
1030	3401924870 Franklin Township	Hunterdon	5	1,153	155,766	\$8,300	141,924,811	0.0%	97,379	1.3%	1.14%	0			
1031	3401925310 Frenchtown Borough	Hunterdon	8	885	109,949	\$8,300	13,991,615	0.1%	49,579	1.0%	0.55%	0			
1032	3401926550 Glen Gardner Borough	Hunterdon	3	233	99,750	\$8,300	29,581,890	0.1%	60,260	0.8%	0.45%	0			
1033	3401929460 Hampton Borough	Hunterdon	3	494	77,223	\$8,300	3,303,026	0.0%	18,832	0.4%	0.30%	0			
1034	3401931130 Holmdel Borough	Hunterdon	3	1,875	116,424	\$8,300	85,600,156	0.3%	58,034	1.2%	0.72%	0			
1035	3401932460 Holland Township	Hunterdon	3	1,887	177,644	\$8,300	130,802,293	0.4%	69,254	1.4%	0.91%	0			
1036	3401937065 Kingwood Township	Hunterdon	3	1,603	146,927	\$8,300	141,924,811	0.5%	88,537	1.8%	1.13%	0			
1037	3401938610 Lambertville City	Hunterdon	3	2,215	166,738	\$8,300	105,978,890	0.4%	47,846	1.0%	0.66%	0			
1038	3401939630 Lebanon Borough	Hunterdon	3	785	108,672	\$8,300	39,411,376	0.1%	50,282	1.0%	0.57%	0			
1039	3401939660 Lebanon Township	Hunterdon	3	2,451	131,626	\$8,300	179,476,439	0.6%	73,765	1.5%	1.04%	0			
1040	3401946260 Marlboro Borough	Hunterdon	3	543	98,195	\$8,300	16,746,625	0.3%	29,005	0.6%	0.40%	0			
1041	3401952310 New Egypt Township	Hunterdon	3	4,988	159,854	\$8,300	91,154,944	3.1%	101,418	2.0%	1.57%	0			
1042	3401952320 New Egypt Township	Hunterdon	3	5,316	150,021	\$8,300	57,761,196	7.0%	91,631	1.8%	1.90%	0			
1043	3401952380 Union Township	Hunterdon	3	220	105,263	\$8,300	10,312,060	0.0%	46,873	0.9%	0.68%	0			
1044	3401972510 Tewksbury Township	Hunterdon	3	2,728	188,500	\$8,300	296,190,588	1.0%	130,110	2.6%	1.80%	0			
1045	3401974420 Union Township	Hunterdon	3	2,164	124,912	\$8,300	143,975,248	0.5%	66,532	1.3%	0.93%	0			
1046	3401978230 West Amwell Township	Hunterdon	3	1,145	144,293	\$8,300	98,358,935	0.3%	85,903	1.7%	1.02%	0			
1047	3401979810 East Windsor Township	Mercer	4	11,820	103,656	\$7,002	558,319,480	1.7%	56,654	0.8%	1.26%	0			
1048	3401982185 Ewing Township	Mercer	4	13,795	87,125	\$7,002	535,496,785	1.5%	40,123	0.6%	1.01%	0			
1049	3401982310 Franklin Township	Mercer	4	35,853	97,241	\$7,002	1,020,821,480	4.8%	90,420	0.7%	2.74%	0			
1050	3401982360 Hopewell Township	Mercer	4	1,467	107,031	\$7,002	138,046,843	0.3%	50,420	0.6%	0.76%	0			
1051	3401982380 Hopewell Township	Mercer	4	6,067	177,088	\$7,002	789,231,762	2.1%	130,086	1.8%	1.94%	0			
1052	3401982390 Lawrence Township	Mercer	4	11,854	119,689	\$7,002	868,900,398	2.3%	73,687	1.0%	1.63%	0			
1053	3401982450 Pennington Borough	Mercer	4	1,168	171,282	\$7,002	145,159,040	0.4%	124,280	1.7%	1.05%	0			
1054	3401982600 Princeton City	Mercer	4	32,104	47,102	\$7,002	0	0.0%	0	0.0%	—	1			
1055	3401982630 Robbinsville Township	Mercer	4	5,908	162,813	\$7,002	683,748,164	1.8%	155,811	1.6%	1.70%	0			
1056	3401982640 Somerville Township	Mercer	4	11,283	190,100	\$7,002	1,614,574,734	4.3%	343,098	2.0%	3.12%	0			
1057	3401982650 Princeton Township	Mercer	4	9,002	186,113	\$7,002	1,234,273,324	3.3%	137,111	1.9%	2.58%	0			
1058	3401982710 Carteret Borough	Middlesex	3	8,377	105,351	\$7,002	50,351	0.0%	0	0.0%	—	1			
1059	3401982720 Cranbury Township	Middlesex	3	1,443	212,250	\$8,300	217,004,180	0.7%	151,860	3.1%	1.91%	0			
1060	3401982730 Franklin Township	Middlesex	3	4,711	85,789	\$8,300	55,231,229	0.3%	76,399	0.5%	0.37%	0			
1061	3401982740 Franklin Township	Middlesex	3	16,972	140,769	\$8,300	139,136,588	4.8%	82,379	1.6%	1.21%	0			
1062	3401982740 Edison Township	Middlesex	3	16,862	124,388	\$8,300	4,232,918,276	8.3%	65,998	1.3%	4.81%	0			
1063	3401982740 Holmdel Borough	Middlesex	3	988	104,143	\$8,300	45,020,952	0.2%	45,753	0.9%	0.53%	0			
1064	3401982740 Highland Park Borough	Middlesex	3	6,518	101,991	\$8,300	284,191,311	1.0%	43,601	0.5%	0.93%	0			
1065	3401982740 Jamesburg Borough	Middlesex	3	2,025	117,719	\$8,300	1,20,141,226	0.4%	59,329	1.3%	0.80%	0			
1066	3401982740 Old Bridge Township	Middlesex	3	15,781	100,661	\$8,300	1,089,788,651	3.7%	42,271	0.8%	2.28%	0			
1067	3401982740 Old Bridge Township	Middlesex	3	8,443	132,775	\$8,300	1,00,347,481	1.8%	39,300	2.0%	1.81%	0			
1068	3401982740 Metuchen Borough	Middlesex	3	5,566	119,688	\$8,300	157,865,157	0.5%	61,584	1.2%	0.88%	0			
1069	3401982740 Monroe Township	Middlesex	3	21,673	106,891	\$8,300	1,051,183,848	1.6%	48,502	1.0%	1.22%	0			
1070	3401982750 North Brunswick	Middlesex	3	15,305	160,248	\$8,300	0	0.0%	0	0.0%	—	1			
1071	3401982750 North Brunswick Township	Middlesex	3	15,435	117,303	\$8,300	509,231,285	3.1%	58,911	3.2%	1.14%	0			
1072	3401982750 Perth Amboy City	Middlesex	3	19,019	58,490	\$8,300	0	0.0%	0	0.0%	—	1			
1073	3401982750 Perth Amboy Township	Middlesex	3	17,399	126,308	\$8,300	1,181,705,282	4.0%	67,735	1.4%	1.69%	0			
1074	3401982750 Plainfield Township	Middlesex	3	10,181	124,852	\$8,300	676,649,622	2.3%	66,462	1.3%	1.82%	0			
1075	3401982750 Sayreville Township	Middlesex	3	16,853	98,629	\$8,300	678,147,861	2.3%	40,428	0.8%	1.58%	0			
1076	3401982750 South Amboy City	Middlesex	3	4,160	115,593	\$8,300	214,000,500	0.5%	51,739	1.0%	0.62%	0			
1077	3401982750 South Amboy Township	Middlesex	3	16,444	145,515	\$8,300	1,00,544,540	5.0%	59,189	1.2%	1.32%	0			
1078	3401982750 Union Township	Middlesex	3	8,180	136,063	\$8,300	160,332,420	1.7%	57,673	1.3%	1.63%	0			
1079	3401982760 Union Township	Middlesex	3	5,570	101,851	\$8,300	1,02,446,210	0.8%	43,463	0.9%	0.88%	0			
1080	3401982760 Woodbridge Township	Middlesex	3	3,255	101,388	\$8,300	139,958,495	0.3%	42,998	0.9%	0.67%	0			
1081	3401982760 Woodbridge Township	Middlesex	3	16,149	109,347	\$8,300	0	0.0%	0	0.0%	—	1			
1082	3401982770 Arden Township	Middlesex	3	166	96,500	\$7,002	8,115,664	0.0%	49,456	0.3%	0.35%	0			
1083	3401982770 Arden Township	Middlesex	3	2,791	91,857	\$7,002	150,122,870	0.4%	35,181	0.5%	0.44%	0			
1084	3401982770 Bradley Beach Borough	Middlesex	3	2,020	94,722	\$7,002	96,354,402	0.3%	47,720	0.7%	0.46%	0			
1085	3401982770 Bradley Beach Borough	Middlesex	3	1,884	167,754	\$7,002	127,496,768	0.6%	120,752	1.7%	1.14%	0			
1086	3401982770 Eatontown Borough	Middlesex	3	3,604	184,417	\$7,002	495,225,640	1.3%	137,410	1.9%	1.60%	0			
1087	3401982770 Eatontown Borough	Middlesex	3	1,601	109,160	\$7,002	5,777,219	0.0%	30,677	0.4%	0.22%	0			
1088	3401982770 Eatontown Township	Middlesex	3	4,247	77,679	\$7,002	7,577,219	0.7%	43,172	0.6%	0.69%	0			
1089	3401982770 Ewing Township	Middlesex	3	19,995	129,855	\$7,002	1,582,078,035	4.2%	82,855	1.1%	2.66%	0			
1090	3401982770 Franklin Township	Middlesex	3	347	106,972	\$7,002	46,587,596	0.1%	133,976	1.9%	0.89%	0			
1091	3401982770 Hillsborough Township	Middlesex	3	3,016	120,730	\$7,002	61,184,813	1.6%	74,305	1.0%	1.27%	0			
1092	3401982770 Hillsborough Township	Middlesex	3	5,902	101,738	\$7,002	323,051,872	0.9%	54,736	0.8%	0.86%	0			
1093	3401982770 Hillsborough Township	Middlesex	3	4,361	109,400	\$7,002	168,313,950	0.6%	61,398	1.3%	0.95%	0			
1094	3401982770 Hillsborough Township	Middlesex	3	3,232	109,400	\$7,002	100,000,000	0.0%	122,400	2.3%	1.80%	0			
1095	3401982770 Hillsborough Township	Middlesex	3	10,361	161,270	\$8,316	128,845,405	1.0%	114,960	1.8%	1.36%	0			
1096	3401982770 Hillsborough Township	Middlesex	3	2,771	173,881	\$8,316	141,130,385	0.3%	12,203	0.3%	0.30%	0			
1097	3401982770 Hillsborough Township	Middlesex	3	5,455	72,117	\$8,316	11,307,778	0.0%	131,614	2.0%	1.60%	0			
1098	3401982770 Hillsborough Township	Middlesex	3	4,045	144,792	\$8,316	150,245,421	0.9%	96,476	1.3%	1.63%	0			
1099	3401982770 Hillsborough Township	Middlesex	3	2,457	147,714	\$8,316	455,936,521	1.1%	59,398	1.1%	1.13%	0			
1100	3401982770 Harding Township	Middlesex	3	2,151	178,810	\$8,316	197,826,905	0.5%	130,494	1.5%	1.09%	0			
1101	3401982770 Hillsborough Township	Middlesex													

Income Capacity Factor Calculation

Municipality	Subdivision FIPS	Municipality	County	Region	Number of Households	Median household income in the past 12 months (inflation-adjusted estimate)	\$100 billion Regional Median Household Income for HH Income Household Weight	Diff from Median Household Income for HH Income Household Weight	HH Weighted Income Difference % of Region Total	Diff from Median Household Income Floor of Region Total	Income Capacity Factor	Region Income Calculations (Excl. Qualified Urban Aids)					
												Region	Min/Med HH Income Differences Households	Med HH Income Households	Max HH Income Differences		
1427	3402749080 Mount Olive township	Mount Olive township	Morris	7	11,171	119,911	48,316	\$60,011,165	1.9%	71,615	0.8%	1.38%	0	0	0	0	
1428	3402750130 Netcong borough	Netcong borough	Morris	2	1,821	92,596	48,316	40,634,860	0.2%	44,290	0.5%	0.38%	0	0	0	0	
1429	3402756480 Parcypeny Hill township	Parcypeny Hill township	Morris	2	22,850	112,551	48,316	14,839,792	3.6%	64,796	0.7%	1.10%	0	0	0	0	
1430	3402741367 Long Hill township	Long Hill township	Morris	2	3,062	65,112	48,316	35,623,527	0.6%	116,796	1.4%	1.10%	0	0	0	0	
1431	3402741368 Franklin township	Franklin township	Morris	2	5,267	117,296	48,316	33,109,738	1.1%	58,890	0.8%	0.32%	0	0	0	0	
1432	3401261890 Randolph township	Randolph township	Morris	2	3,251	176,471	48,316	137,727,465	2.9%	128,155	1.5%	2.17%	0	0	0	0	
1433	3402765320 Riverdale borough	Riverdale borough	Morris	2	1,988	96,667	48,316	96,121,784	0.2%	48,351	0.6%	0.40%	0	0	0	0	
1434	3402764059 Rockaway borough	Rockaway borough	Morris	2	2,660	100,026	48,316	137,553,920	0.3%	51,712	0.6%	0.47%	0	0	0	0	
1435	3402764058 Rockaway township	Rockaway township	Morris	2	9,415	139,383	48,316	857,395,805	2.1%	91,067	1.1%	1.57%	0	0	0	0	
1436	3402749190 Roxbury township	Roxbury township	Morris	2	8,432	130,235	48,316	76,737,203	1.6%	81,919	0.9%	1.25%	0	0	0	0	
1437	3402758590 Victory Gardensborough	Victory Gardensborough	Morris	2	715	52,235	48,316	2,802,085	0.0%	3,919	0.0%	0.03%	0	0	0	0	
1438	3402772240 Washington township	Washington township	Morris	2	6,330	164,449	48,316	74,600,200	1.8%	116,183	1.3%	1.57%	0	0	0	0	
1439	3402780190 Wharton borough	Wharton borough	Morris	2	2,932	94,544	48,316	35,290,158	0.3%	44,231	0.5%	0.32%	0	0	0	0	
1440	3402780191 Wharton borough	Wharton borough	Morris	4	395	104,583	48,316	17,003	11,104,105	0.0%	52,541	0.8%	0.45%	0	0	0	0
1450	3401191100 Bay Head borough	Bay Head borough	Ocean	4	538	145,417	48,316	52,947,273	1.9%	98,415	1.4%	0.74%	0	0	0	0	
1451	3401203460 Beach Havenborough	Beach Havenborough	Ocean	4	310	114,688	48,316	34,611,564	0.1%	87,866	0.9%	0.52%	0	0	0	0	
1452	3402934160 Beachwoodborough	Beachwoodborough	Ocean	4	3,965	102,043	48,316	71,237,345	0.6%	55,041	0.8%	0.67%	0	0	0	0	
1453	3402937520 Belvoir township	Belvoir township	Ocean	3	21,698	63,946	48,316	16,760,912	1.0%	16,944	0.2%	0.60%	0	0	0	0	
1454	3402967470 Brick township	Brick township	Ocean	3	30,077	101,170	48,316	1,628,210,936	1.3%	54,168	0.8%	1.52%	0	0	0	0	
1455	3402973125 Toms River township	Toms River township	Ocean	3	37,215	94,954	48,316	4,002	1,784,505,830	4.7%	47,987	0.7%	2.65%	0	0	0	0
1456	3402918670 Tidewell borough	Tidewell borough	Ocean	4	596	93,000	48,316	2,007	27,418,803	0.1%	65,958	0.6%	0.35%	0	0	0	0
1457	3402930393 Heavy Cedarsborough	Heavy Cedarsborough	Ocean	3	236	148,333	48,316	1,002	23,000	0.1%	60,331	1.4%	0.73%	0	0	0	0
1458	3402930394 Heavy Cedarsborough	Heavy Cedarsborough	Ocean	3	209	148,333	48,316	94,741,740	1.6%	50,176	0.7%	0.45%	0	0	0	0	
1459	3402930395 Heavy Cedarsborough	Heavy Cedarsborough	Ocean	3	70,953	106,947	48,316	1,365,413,785	3.4%	65,945	0.9%	2.19%	0	0	0	0	
1460	3402930396 Heavy Cedarsborough	Heavy Cedarsborough	Ocean	3	12,237	106,947	48,316	161,102,564	1.8%	58,517	0.7%	1.10%	0	0	0	0	
1461	3402937770 LBIKenstein borough	LBIKenstein borough	Ocean	5	1,805	80,458	48,316	33,621,280	0.1%	33,455	0.5%	0.28%	0	0	0	0	
1462	3402938550 Lakewood township	Lakewood township	Ocean	4	31,162	62,947	48,316	0	0.0%	0	0.0%	—	1	0	0	0	
1463	3402938590 Lawlette borough	Lawlette borough	Ocean	4	892	120,938	48,316	65,950,912	0.2%	73,936	1.0%	0.60%	0	0	0	0	
1464	3402950580 Little Egg Harbor township	Little Egg Harbor township	Ocean	6	8,844	94,441	48,316	575,330,516	1.0%	42,439	0.6%	0.79%	0	0	0	0	
1465	3402951750 Long Beach township	Long Beach township	Ocean	6	1,490	113,542	48,316	99,144,606	0.3%	66,540	0.9%	0.59%	0	0	0	0	
1466	3402953160 Manasquanborough	Manasquanborough	Ocean	6	3,656	58,615	48,316	76,621,940	0.7%	11,610	0.3%	0.44%	0	0	0	0	
1467	3402953161 Manasquanborough	Manasquanborough	Ocean	6	3,656	58,615	48,316	19,200,000	0.1%	20,401	2.1%	0.21%	0	0	0	0	
1468	3402953162 Manasquanborough	Manasquanborough	Ocean	6	3,656	58,615	48,316	19,200,000	0.1%	20,401	2.1%	0.21%	0	0	0	0	
1469	3402953163 Ocean City borough	Ocean City borough	Ocean	4	554	75,279	48,316	21,310,104	0.1%	26,276	0.4%	0.32%	0	0	0	0	
1470	3402953850 Pine Beachborough	Pine Beachborough	Ocean	4	962	121,333	48,316	71,506,422	0.2%	74,331	1.0%	0.61%	0	0	0	0	
1471	3402959720 Pleasantownborough	Pleasantownborough	Ocean	2	1,323	89,308	48,316	53,882,838	0.4%	42,305	0.6%	0.48%	0	0	0	0	
1472	3402959721 Pleasantownborough	Pleasantownborough	Ocean	2	1,323	89,308	48,316	48,899,790	1.3%	61,711	0.9%	1.07%	0	0	0	0	
1473	3402959910 Point Pleasant Beachborough	Point Pleasant Beachborough	Ocean	1	1,897	131,641	48,316	16,160,183	0.4%	84,639	1.2%	0.89%	0	0	0	0	
1474	3402966450 Seaside Heightsborough	Seaside Heightsborough	Ocean	1	1,075	58,988	48,316	32,884,956	0.0%	13,988	0.2%	0.10%	0	0	0	0	
1475	3402966451 Seaside Parkborough	Seaside Parkborough	Ocean	1	938	82,335	48,316	34,078,478	0.1%	36,331	0.5%	0.30%	0	0	0	0	
1476	3402967110 New Bottomborough	New Bottomborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1477	3402967111 New Bottomborough	New Bottomborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1478	3402967112 New Bottomborough	New Bottomborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1479	3402967113 New Bottomborough	New Bottomborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1480	3402967114 New Bottomborough	New Bottomborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1481	3402967115 New Bottomborough	New Bottomborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1482	3402967116 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1483	3402967117 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1484	3402967118 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1485	3402967119 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1486	3402967120 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1487	3402967121 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1488	3402967122 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1489	3402967123 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1490	3402967124 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1491	3402967125 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1492	3402967126 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1493	3402967127 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1494	3402967128 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1495	3402967129 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1496	3402967130 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1497	3402967131 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1498	3402967132 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1499	3402967133 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
1500	3402967134 Little Egg Harborborough	Little Egg Harborborough	Ocean	1	1,250	111,250	48,316	32,000	0.1%	12,000	0.1%	0.10%	0	0	0	0	
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Increase Capacity Factor Calculation

OCA Municipality	County	Subdivision FIPS	Municipality	County	Region	Number of Households	Median Household Income in the past 12 months as of Jan 2013	\$100 Below Regional Median RH Income Floor	Diff from Median Household Income	HH Weighted Income Difference % of Region Total	Diff from Median Household Income Floor	Income Difference % of Region Total	Income Capacity Factor	Dissolved Capacity Factor	Dissolved Urban Aid
2012	3403959190 Plainfield city	Union	2	16,252	10,334	48,316	0	0.0%	0	0.0%	0	0.0%	—	—	0
2013	3403961530 Rahway city	Union	2	12,155	90,852	48,316	0	0.0%	0	0.0%	0	0.0%	—	—	0
2014	3403964670 Roselle borough	Union	2	8,206	82,967	48,316	0	0.0%	0	0.0%	0	0.0%	—	—	0
2015	3403964670 Roselle Park borough	Union	2	5,236	104,413	48,316	291,750,072	0.7%	56,102	0.6%	6,685	0.6%	—	—	0
2016	3403966060 Scotch Plains township	Union	2	4,751	173,564	48,316	1,098,645,748	1.7%	125,248	1.4%	2,606	0.6%	—	—	0
2017	3403970020 Springfield township	Union	2	5,615	146,059	48,316	64,601,954	1.6%	97,175	1.1%	1,836	0.6%	—	—	0
2018	3403971430 Summit city	Union	2	4,130	190,107	48,316	15,850,930	3.0%	150,793	1.7%	3,086	0.6%	—	—	0
2019	3403972480 Westfield township	Union	2	11,256	115,938	48,316	1,423,848,833	3.3%	87,622	0.8%	2,128	0.6%	—	—	0
2020	3403978040 Westfield town	Union	2	10,676	212,790	48,316	1,754,963,584	4.3%	164,384	1.9%	3,085	0.6%	—	—	0
2021	3403981650 Westfield townships	Union	2	769	62,275	48,316	10,734,471	0.0%	13,959	0.2%	2,095	0.6%	—	—	0
2101	3404100670 Allamuchy townships	Warren	2	7,839	130,176	48,316	199,641,906	0.3%	81,854	0.9%	2,725	0.6%	—	—	0
2102	3404101030 Alpha township	Warren	2	983	83,125	48,316	34,217,247	0.1%	34,809	0.4%	2,286	0.6%	—	—	0
2103	3404104930 Belvidere town	Warren	2	1,200	100,334	48,316	62,421,600	0.2%	52,018	0.6%	3,385	0.6%	—	—	0
2104	3404106160 Blairstown township	Warren	2	2,132	127,907	48,316	109,688,012	0.4%	79,591	0.9%	2,075	0.6%	—	—	0
2105	3404117490 Franklin township	Warren	2	1,071	126,256	48,316	83,467,314	0.2%	77,934	0.9%	2,555	0.6%	—	—	0
2106	3404125320 Frelinghuysen township	Warren	2	775	122,065	48,316	57,136,102	0.1%	72,000	0.9%	2,090	0.6%	—	—	0
2107	3404126700 Franklin township	Warren	2	3,161	172,417	48,316	218,541,851	0.5%	124,101	1.4%	3,885	0.6%	—	—	0
2108	3404128710 Wantasticonne town	Warren	2	3,790	91,250	48,316	162,719,895	0.4%	42,924	0.5%	6,685	0.6%	—	—	0
2109	3404129870 Hardwick township	Warren	2	495	124,167	48,316	37,773,799	0.1%	75,851	0.9%	2,485	0.6%	—	—	0
2110	3404130090 Harmony township	Warren	2	978	91,478	48,316	44,158,433	0.1%	45,162	0.5%	3,311	0.6%	—	—	0
2111	3404133050 Hopatcong township	Warren	2	762	106,212	48,316	44,116,752	0.1%	57,896	0.7%	6,895	0.6%	—	—	0
2112	3404133930 Independence township	Warren	2	2,404	101,282	48,316	127,330,200	0.3%	52,966	0.6%	4,465	0.6%	—	—	0
2113	3404137320 Knowlton township	Warren	2	1,088	98,750	48,316	54,872,152	0.1%	50,434	0.6%	3,385	0.6%	—	—	0
2114	3404140110 Liberty township	Warren	2	1,056	119,167	48,316	74,818,656	0.2%	70,851	0.8%	3,505	0.6%	—	—	0
2115	3404141410 Lopatcong township	Warren	2	4,057	89,388	48,316	162,572,104	0.4%	40,072	0.5%	4,835	0.6%	—	—	0
2116	3404143320 Mansfield township	Warren	2	3,609	94,531	48,316	131,125,300	0.3%	46,000	0.7%	4,075	0.6%	—	—	0
2117	3404144330 Mansfield town	Warren	2	1,684	108,542	48,316	61,517,764	0.1%	58,366	0.7%	4,075	0.6%	—	—	0
2118	3404151810 Phillipsburg town	Warren	2	6,616	57,781	48,316	116,787,055	0.3%	19,485	0.3%	3,275	0.6%	—	—	0
2119	3404159970 Pohatcong town	Warren	2	1,387	112,983	48,316	83,690,355	0.2%	64,665	0.7%	4,895	0.6%	—	—	0
2220	3404177770 Washington borough	Warren	2	3,047	79,280	48,316	94,347,205	0.2%	30,965	0.4%	2,935	0.6%	—	—	0
2221	3404177320 Washington township	Warren	2	7,567	131,250	48,316	212,891,578	0.5%	82,934	1.0%	7,785	0.6%	—	—	0
2222	3404177320 Washington township	Warren	2	2,208	68,519	48,316	46,837,427	0.1%	21,203	0.2%	2,185	0.6%	—	—	0

Region income Calculations (Excl. Qualified Urban Aid)

Region	Minimum Median HH Income	Med HH Income Differences x Households	Med HH Income Differences
—	—	—	—