RUTGERS
Edward J. Bloustein School
of Planning and Public Policy

Who Lives in New Jersey Housing?

UPDATED NEW JERSEY DEMOGRAPHIC MULTIPLIERS

The Profile of Occupants of Residential Development in New Jersey

Alexandru Voicu and David Listokin
CENTER FOR URBAN POLICY RESEARCH
EDWARD J. BLOUSTEIN SCHOOL OF PLANNING AND PUBLIC POLICY
RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY
NEW BRUNSWICK, NEW JERSEY

November 2018

Photo Credit: Jovanmandic

CONTENTS

DEFINITIONS/COMMENTS

ACS

American Community Survey. The ACS is a yearly survey of population and housing in the United States that is administered by the United States Census Bureau.

Bedrooms (BR)
(Housing Size)

The number of rooms that would be listed as bedrooms if the house or apartment were listed on the market for sale or rent even if these rooms are currently used for other purposes. A housing unit consisting of only one room is classified as having no bedroom (studio).

Demographic Multipliers

In this study, encompasses residential demographic multipliers—the number and profile of occupants in housing.

Housing Age

- ***Newer (or Newer Built)*** housing. In this study, refers to housing units built in New Jersey over the period 2000-2016.
- ***All (or All Age)*** housing. In this study, refers to all housing units built in New Jersey of any year. It includes both newer and older housing units.

Housing Categories
(Structure Type)

- ***Single-family detached.*** A 1-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
- ***Single-family attached.*** A 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
- ***2–4 units (smaller multifamily).*** Units in structures containing 2, 3, or 4 housing units.
- ***5–49 units (mid-size multifamily).*** Units in structures containing 5 to 49 housing units.
- ***50+ units (larger multifamily).*** Units in structures containing 50 or more housing units.

Housing Rent (Contract Rent)

Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Housing Rent (Gross Rent)

Gross rent is the ***contract rent*** plus the estimated average monthly cost of utilities (electric, gas, water and sewer) and fuels (oil, coal, kerosene, wood, and the like) if these are paid by the renter (or paid for the renter by someone else). In this study, the monthly gross rents (converted to housing-unit value; see ***Housing Value***) are indicated in the Part II demographic tables.

Household Size

The total number of persons in a ***housing unit.***

Housing Tenure
(Ownership or Rental)

A ***housing unit*** is occupied if it is either owner-occupied or renter-occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied housing units that are not owner-occupied, whether they are rented or occupied without payment of rent, are classified as renter-occupied.

Housing Unit

A ***housing unit*** may be a house, an apartment, a group of rooms, or a single room that is occupied (or, if vacant, intended for occupancy) as separate living quarters.

DEFINITIONS/COMMENTS

Housing Value (Rent)

For owner-occupied units, housing value is the census respondent's estimate of how much the property (including the lot and additional buildings for non-condominium multi-unit buildings) would sell for if it were for sale. In this study, the value of a rented unit is estimated to be 110 times the monthly ***gross rent***. The housing value and rents are adjusted to 2016 values using the ACS adjustment factor for housing dollar. For Newer Housing in New Jersey (units built 2000–2016), housing value is categorized into tripartite classification: *housing priced below the median, housing priced above the median,* and *All Value housing*. Since in the 5-year ACS survey median values change from year to year, the classification is done relative to the year-specific median values. The above housing price terms are just as they are stated.

Housing priced below the median should *not* be confused with affordable or *Mount Laurel* housing, as it is sometimes referred to in New Jersey. Housing priced above the median is *not* synonymous with what is sometimes referred to as market-rate housing (to contrast the market-rate from the affordable or "*Mount Laurel*" categories). For all housing units in New Jersey (newer and older built units), housing value is categorized into a quadripartite classification: *All Value housing*, and then housing units arrayed by terciles (thirds) of value: *first tercile* (lower one-third), *second tercile* (middle one-third), and *third tercile* (upper one-third). The first tercile is *not* synonymous with either affordable housing or *Mount Laurel* housing.

Median Housing Value

The median divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property, and one-half above the median. Reported medians are based on 5-year ACS data on housing values using adjusted 2016 dollars.

Public School Children (PSC)

The ***school-age children (SAC)*** attending public school.

Residential Multipliers

These multipliers show the population associated with different ***housing categories*** as well as housing differentiated by ***housing value, housing size*** (bedrooms), and ***housing tenure***.

School-Age Children (SAC)

The household members of elementary and secondary school age, defined here as those 5 through 17 years of age.

Terciles (Housing Value)

Terciles of housing value (for the All Age housing in New Jersey) are the statistics that divide the observations of housing value into three intervals, each containing 33.333 percent of the data. The first (lower one-third), second (middle one-third), and third (upper one-third) terciles of housing value are computed by ordering the housing values from lowest to highest and then finding the housing values below which fall one-third and two-thirds of the ***housing value*** data.

Acknowledgments

The authors wish to thank the representatives from the public and private sectors in New Jersey and beyond who provided important comments on the current investigation. Among others, we thank Sidney Wong of Community Data Analytics; Richard Voith and Daniel Miles of Econsult Solutions, Inc.; and Richard Grip of Statistical Forecasting LLC. We also thank Morris Davis and David Frame of the Rutgers Center for Real Estate, our colleagues at the Rutgers Business School. This study was greatly improved by the research of all the above-named consummate professionals.

We appreciate the multifaceted and valuable assistance of Jamie Berger to the current study. An earlier 2006 version of this research was edited and produced by Arlene Pashman, an editor at the Bloustein School for decades.

Finally, we acknowledge our colleague, Robert W. Burchell of Rutgers University, with whom we have collaborated on demographic research for the past four decades.

PREFACE

In the 1970s and 1980s, researchers at Rutgers University (at an academic unit that ultimately became a component of the Rutgers Edward J. Bloustein School of Planning and Public Policy) published a series of national studies (hereinafter, the "Rutgers–Bloustein studies")[1] that contained information on residential demographic multipliers—the number and profile of people (including school-age and public school children) found in different categories of housing units. The Rutgers–Bloustein studies provided demographic information for the nation, and for each of the census regions (e.g., Northeast United States) and census subregions (e.g., Middle Atlantic States, which includes New Jersey).

The Rutgers–Bloustein studies were widely applied throughout the United States as well as in New Jersey. In 2006, a New Jersey-specific multiplier study[2] was conducted by Rutgers–Bloustein that examined housing built in the Garden State between 1990 and 2000. Inevitably, however, the Rutgers–Bloustein studies became dated over time and do not reflect the demographic reality of a general decline over time in the average household size and the average number of pupils per housing unit. For instance, the number of public school children in the average Newer Built New Jersey 4-bedroom single-family detached (SFD) home dropped from 1.21 in 1980 (units built 1970 to 1980) to 0.85 in 2016 (units built 2000 to 2016), a decline of about 30 percent. In other words, the introduction of 100 4-bedroom SFDs in New Jersey as of 2016 would generate only about 85 public school children as compared to 121 pupils a few decades earlier.

In short, the practice of using the older published demographic studies produces an erroneous overstatement of the population generated by new development in New Jersey.

To improve the state of our knowledge, this Rutgers–Bloustein study produces demographic information on household size and pupil generation (both school-age and public school specific) that is both current (uses the latest released American Community Survey [ACS] data from the U.S. Census Bureau) and New Jersey–specific (contains demographic data unique to this state alone). Our study taps the 2012–2016 American Community Survey for New Jersey—the latest ACS release as of the writing of this report and a primary arms-length source used by demographers, urban planners, and other researchers.

The document's data are invaluable for accurate demographic projections and development impact assessment. Yet, as with any data, there are limitations, and we later discuss shortcomings of the information in the current investigation. More broadly, sensitivity is required whenever projecting the population of new development from any given demographic multipliers, for it is inherently difficult to "crystal ball" the exact demographic

The practice of using the older published demographic studies produces an erroneous overstatement of the population generated by new development in New Jersey

1. Robert W. Burchell and David Listokin, *The Fiscal Impact Handbook* (New Brunswick, NJ: Center for Urban Policy Research, 1978); Robert W. Burchell, David Listokin, and William Dolphin, *The New Practitioner's Guide to Fiscal Impact Analysis* (New Brunswick, NJ: Center for Urban Policy Research, 1985); Robert W. Burchell and David Listokin, *Fiscal Impact Analysis* (Washington, DC: National Association of Home Builders, 1991); and Robert W. Burchell, David Listokin, and William R. Dolphin, *Development Impact Assessment Handbook and Model* (Washington, DC: Urban Land Institute, 1994).

2. David Listokin and Ioan Voicu, *Who Lives in New Jersey Housing? New Jersey Demographic Multipliers* (New Brunswick, NJ: Rutgers University, Center for Urban Policy Research, 2006).

future and impact. Further, it is important that the study's data not be misused to exclude certain categories of housing, such as homes with more bedrooms, or rental housing, or affordable housing, or for that matter housing in general, because of the apprehension that residential development will generate "too many" new residents and public school children. That exclusionary perspective does not acknowledge current data (the demographic multipliers have generally declined in size over time), subverts good planning (smart growth calls for a range of housing and a mix of land uses), and violates the *Mount Laurel* principle of all communities in New Jersey having the obligation of meeting the spectrum of the state's housing needs.

It is important that the study's data not be misused to exclude housing

The current demographic multiplier study from Rutgers–Bloustein joins other parallel good research on the subject. Examples include state-by-state household size and school-age children multipliers in the United States from the Community Data Analytics (CDA) team at Econsult Solutions, Inc., located in Philadelphia (https://econsultsolutions.com/cda-demographic-multipliers); state-by-state school children demographic multipliers developed by the National Association of Home Builders (NAHB, Carmel Ford, http://eyeonhousing.org/2017/02/the-average-number-of-school-age-children-per-home/); and school-age children multipliers in New Jersey rental units developed at the Rutgers University Business School (RBS) Center for Real Estate (Morris A. Davis, David Frame, Ronald S. Ladell, and Debra Tantleff, "School-Age Children in Rental Units in New Jersey: Results from a Survey of Developers and Property Managers," July 2018, https://www.rutgersrealestate.com/publications/white-papers/school-age-children-study/#page=1). The CDA and NAHB studies utilize ACS data and contain demographic multipliers for a variety of housing in New Jersey as well as all other states. The Rutgers RBS investigation focuses on school-age children data for New Jersey rental housing units from a specialized and detailed survey of developers and property managers in this state. We encourage the readers of this current Rutgers–Bloustein demographic investigation to consider and review the above-cited other demographic studies.

For easy use, this publication from Rutgers–Bloustein is organized into two parts. The first describes the residential demographic multipliers and presents illustrative examples. The second part contains the full array of the New Jersey multipliers for household size, school-age children, and public school children. We shortly present an overview guide to all of the Part Two tables containing the multiplier data assembled in this monograph, and we urge readers to read the Part One text before using Part Two information. For easy reference, we also provide a summary of the definition of terms related to the multipliers on pages ii and iii of this study.

Part One

AN INTRODUCTION TO DEMOGRAPHIC MULTIPLIERS

—

DESCRIPTION AND ILLUSTRATIVE APPLICATIONS

DEMOGRAPHIC MULTIPLIERS: DESCRIPTION AND DERIVATION

How many people and school children are generated by housing in New Jersey? Government and citizens in general understandably are interested in these population figures because they affect the demand for public services and expenditures (e.g., for education and transportation), the market demand for nonresidential space, and other important considerations.

As the profile of population in housing in New Jersey (and elsewhere) is a moving target over time—a mirror of the dynamic flux of America's households—it is important to obtain current demographic information. The stark demographic changes in New Jersey housing over the past few decades are found in Table I-1. It is evident that the residential demographic multipliers have declined over time, with that decline somewhat moderating in recent years, or even sometimes reversing direction. In short, current demographic information is essential.

To provide empirical updated information concerning "who lives in New Jersey housing," the current Rutgers–Bloustein study contains data on residential demographic multipliers that show the number and profile of the populations associated with different categories of housing in the Garden State. Demographic profiles are presented for the vast majority of the occupied housing in this state, including detached and attached, single and multifamily, and owned and rental (the specific multiple housing categories are detailed shortly); only a few relatively minor subsets of housing in New Jersey are not examined.[3]

The demographic multipliers are derived by Rutgers–Bloustein from the American Community Survey (ACS), which is defined by the United States Census Bureau that administers the ACS as "an ongoing survey that provides information on a yearly basis about our nation and its people . . . .[P]ublic officials, planners and entrepreneurs use this information to assess the past and plan the future."[4] The Census Bureau observes that the ACS is the "premier source for detailed population and housing information

The ACS is the "premier source for detailed population and housing information about our nation"

— U.S. Census Bureau

3. This study does not present New Jersey demographic multipliers for the occupants of mobile homes; households residing in unusual and outlier housing combinations, such as one-bedroom, single-family detached homes, and six-bedroom townhouses; and for the occupants of group quarters, such as shelters.

4. United States Census Bureau, "About the American Community Survey." https://www.census.gov/programs-surveys/ACS/about.html

about our nation."[5] We tap the latest release of the ACS as of the writing in this study.

The specific ACS information that is analyzed is the 2012–2016 5-year ACS Public Use Microdata Sample (PUMS) because only PUMS allows the detailed cross-tabulation of demographic information. The 5-year PUMS files are multiyear combinations of the 1-year PUMS files with appropriate adjustments to the weights and inflation-adjustment factors. By way of background, the American Community Survey contains both published summary data and Public Use Microdata. In the summary data, the basic unit is an identified geographic area, and information on people and housing is presented by geographic area (e.g., Newark [New Jersey], or the entire state). The published data are readily usable, but their use is limited to the information as presented; it is not possible to specify cross-tabulations of housing by demographic variables (e.g., to examine the association between housing and population characteristics). For instance, while average household size for a given community or the state as a whole is available from the published summary data, the estimates do not indicate household size for two-bedroom townhouses versus three-bedroom townhouses, the type of detailed information sought by most analysts.

Only PUMS allows the detailed cross-tabulation of demographic information

By contrast, the Public Use Microdata Sample *does* permit cross-tabulation of one variable by any other desired variables. The basic unit in the PUMS is a housing unit and its occupants. These disaggregated data can be summarized and, most importantly, allow detailed study of the relationships between housing and population characteristics such as those described shortly. With the Public Use Microdata Sample, the analyst can undertake cross-tabulation of size of household (including the number of school-age and public school household members) by the type, size, value, and tenure of the housing unit—the data presented in Part Two of this study.

The Public Use Microdata Sample is available for different levels of geographic detail, such as the nation, state, and counties/county groups. (The United States Census Bureau is enjoined from releasing Public Use Microdata samples for geographic areas containing fewer than 100,000 persons.) The PUMS is available in a 1 Percent or 5 Percent sample. The current study uses the larger 5 Percent PUMS sample for New Jersey.

Rutgers–Bloustein derives demographic multipliers for both recently built (2000 to 2016) New Jersey housing (in other words, "Newer Housing" or "Newer Built") as well as all New Jersey housing (newer, and older—or "All Age"). Both of these housing age cohorts are informative: the Newer, or recently built, data presents a snapshot of the more immediate-result household and school children characteristics from newer development, while the All Housing–unit data presents the longer-term household and school children profile. Naturally, the sample size of the All Housing group is larger than that of just the Newer Housing category. The total weighted sample for the all housing cohort in New Jersey that is studied here is

5. United States Census Bureau, "American Community Survey (ACS)" https://www.census.gov/programs-surveys/acs.

TABLE I-1
Illustrative New Jersey Statewide Residential Demographic Multipliers for NEWER BUILT Housing over Time[a] (1980–2016)

Housing Type/Size	*Household Size*				*School-Age Children*				*Public School Children*			
	1980	*1990*	*2000*	*2016*	*1980*	*1990*	*2000*	*2016*	*1980*	*1990*	*2000*	*2016*
SINGLE-FAMILY DETACHED[b]												
2 Bedrooms	2.24	2.08	2.03	1.83	0.19	0.13	0.12	0.06	0.16	0.10	0.10	0.05
3 Bedrooms	3.28	3.16	2.98	2.76	0.77	0.61	0.58	0.45	0.66	0.48	0.48	0.39
4–5 Bedrooms	4.12	3.84	3.77	3.78	1.43	1.08	1.08	1.04	1.21	0.84	0.87	0.85
SINGLE-FAMILY ATTACHED[b] (TOWNHOUSE)												
2 Bedrooms	2.09	2.06	2.00	2.31	0.22	0.14	0.16	0.27	0.20	0.11	0.13	0.23
3 Bedrooms	3.06	2.76	2.66	3.00	0.76	0.44	0.44	0.57	0.70	0.37	0.38	0.48
MULTIFAMILY[b]												
0–1 Bedroom	1.52	1.48	1.53	1.45	0.03	0.06	0.08	0.08	0.02	0.05	0.07	0.06
2 Bedrooms	2.45	2.13	2.11	2.23	0.36	0.24	0.25	0.21	0.32	0.20	0.21	0.19

Notes: a. Data for 1980 is for housing built 1970 through 1980; data for 1990 is for housing built 1980 through 1990; data for 2000 is for housing built 1990 through 2000; and data for 2016 is for housing built 2000–2016.
b. Owned and rented units of average value. Multifamily = housing units in structures containing 5 or more housing units.

Source: For 1980, 1990, and 2000, *U.S. Census of Population and Housing*, Public Use Microdata Sample for New Jersey for indicated years. For 2016, 2012–2016 American Community Survey, Public Use Microdata Sample for New Jersey.

Note: Multifamily in 1990 and 2000 includes all units in buildings of 5 or more units; multifamily in 1980 includes new garden apartments only. (The 1980 census allowed specification of garden apartments.)

about 3.1 million housing units (about 155,000 actual units sampled in the 5 Percent PUMS)—almost ten times the sample size of the newer housing cohort in New Jersey that is examined (about 330,000 weighted housing units, reflecting about 17,000 actual units sampled in the 5 Percent PUMS). The tenfold-larger sample size of the All Housing cohort, in part, affords the demographic multipliers derived for this group enhanced statistical robustness relative to the Newer Built demographic, as explained later in this study. Yet, many analysts prefer, and communities are often most interested in, the more immediate result household and school children demographic profile provided by the Newer Built multipliers as opposed to the All Housing category. Bottom line: both housing-age sets of multipliers—for Newer Built and All Housing—deserve consideration, with their inherent advantages and disadvantages.

For both the Newer Built and All Housing, Rutgers–Bloustein calculates the New Jersey residential multipliers for:

TABLE I-2

Tabular Guide (with Page Numbers) to the Residential Demographic Multipliers

INFORMATION	AREA AND DATE			
	A.		B.	
	Statewide New Jersey (2016) Newer Housing Units[a] Built 2000–2016		Statewide New Jersey (2016) All Housing Units[b]	
RESIDENTIAL DEMOGRAPHIC DATA	*Table*	*Page*	*Table*	*Page*
Total Persons and Persons by Age	II-A-1	34	II-B-1	53
School-Age Children and Grade Level	II-A-2	37	II-B-2	57
Public School Children and Grade Level	II-A-3	40	II-B-3	61
Total Persons (Statistics)[c]	II-A-4	43	II-B-4	65
School-Age Children (Statistics)[c]	II-A-5	46	II-B-5	69
Public School Children (Statistics)[c]	II-A-6	49	II-B-6	73

Notes: a. Housing units built in New Jersey 2000–2016 (newer units) as monitored by the 2012–2016 American Community Survey.
b. All housing units in New Jersey (newer and older) as monitored by the 2012–2016 American Community Survey.
c. Statistics include sample size, standard errors, 90 percent confidence interval, and error margin as percentage.

1. *Household Size (HS)*: Total persons per housing unit.
2. *Age distribution of the household members* organized into the following eight age categories: 0–4, 5–17, 18–34, 35–44, 45–54, 55–64, 65–74, 75+.
3. *Total school-age children (SAC)*, or number of persons in the household of school age, defined as those 5 to 17 years old. (The *SAC* is the same as the number of household members in the age 5–17 category.)
4. *Total public school children (PSC)*, or the *SAC* who attend public schools.
5. The *SAC* and *PSC* by school level and grade group organized as follows: elementary (kindergarten-grade 5), junior high school (grades 6–8), and high school (grades 9–12).

These multipliers and some associated statistics, such as sample size, dispersion of the data, and the confidence intervals of the indicated demographic information (statistical characteristics described later in more

TABLE I-3
Organization of the New Jersey Residential Demographic Multipliers

Housing Structure/Type/Bedrooms Tenure (Own/Rent)	Statewide NEWER Housing Units[a] Value (2016 in $000s)[c] *All Housing Values and Below/Above Median Value*		Statewide ALL Housing Units[b] Value (2016 in $000s)[c] *All Housing Values and by Tercile*		
	BELOW MEDIAN	ABOVE MEDIAN	FIRST TERCILE	SECOND TERCILE	THIRD TERCILE
1. SINGLE-FAMILY DETACHED (OWN/RENT)[d]					
2 Bedrooms	< $284	> $284	< $162	$162–258	> $258
3 Bedrooms	< $304	> $304	< $228	$228–350	> $350
4 to 5 Bedrooms	< $506	> $506	< $325	$325–520	> $520
2. SINGLE-FAMILY ATTACHED (OWN/RENT)[d]					
2 Bedrooms	< $238	> $238	< $149	$149–238	> $238
3 Bedrooms	< $283	> $283	< $168	$168–284	> $284
3. SMALLER (2-4 UNITS) MULTIFAMILY (OWN/RENT)[d]					
0–1 Bedroom	< $114	> $114	< $103	$103–134	> $134
2 Bedrooms	< $145	> $145	< $127	$127–171	> $171
3 Bedrooms	< $178	> $178	< $154	$154–207	> $207
4. MID-SIZE (5–49 UNITS) MULTIFAMILY (OWN)[e]					
0–1 Bedroom	< $210	> $210	< $125	$125–208	> $208
2 Bedrooms	< $289	> $289	< $170	$170–260	> $260
3 Bedrooms	< $303	> $303	< $191	$191–354	> $354
5. MID-SIZE (5–49 UNITS) MULTIFAMILY (RENT)[f]					
0–1 Bedroom	< $119	> $119	< $ 99	$ 99–127	> $127
2 Bedrooms	< $185	> $185	< $122	$122–164	> $164
3 Bedrooms	< $178	> $178	< $119	$119–167	> $167
6. LARGER (50 UNITS) MULTIFAMILY (OWN)[e]					
0–1 Bedroom	< $314	> $314	< $152	$152–271	> $271
2 Bedrooms	< $500	> $500	< $253	$253–418	> $418
3 Bedrooms	< $836	> $836	< $354	$354–608	> $608
7. LARGER (50 UNITS) MULTIFAMILY (RENT)[f]					
0–1 Bedroom	< $178	> $178	< $59	$ 59–126	> $126
2 Bedrooms	< $281	> $281	< $133	$133–224	> $224
3 Bedrooms	< $316	> $316	< $130	$130–252	> $252
8. ALL HOUSING UNITS (OWN)[e]					
0–1 Bedroom	< $261	> $261	< $136	$136–251	> $251
2 Bedrooms	< $304	> $304	< $180	$180–289	> $289
3 Bedrooms	< $329	> $329	< $233	$233–354	> $354
4–5 Bedrooms	< $507	> $507	<$334	$334–523	> $523
9. ALL HOUSING UNITS (RENT)[f]					
0–1 Bedroom	< $129	> $129	< $ 95	$ 95–128	> $128
2 Bedrooms	< $178	> $178	< $124	$124–163	> $163
3 Bedrooms	< $180	> $180	< $145	$145–191	> $191

Notes: As indicated in this study's definitions, the value of the rented housing units was estimated by multiplying the ACS-indicated gross monthly rent by 110. For example, a rental housing unit with an indicated $2,000 monthly gross rent is assigned an estimated value of $220,000 ($2,000 x 110).

a. Housing units built in New Jersey 2000–2016 (Newer Built units) as monitored by the 2012–2016 American Community Survey.

b. All Housing units in New Jersey (Newer Built and older) as monitored by the 2012–2016 American Community Survey.

c. Symbol **<** means "less than"; Symbol **>** means "greater than."

d. Includes both owned and rented housing units.

e. Includes only owned housing units.

f. Includes only rented housing units.

Source: Tables II-A and II-B.

TABLE I-4
Illustrative New Jersey Statewide Residential Demographic Household Size and School Multipliers (2016—NEWER UNITS Built 2000–2016)[a]
(All Housing Values)

Housing Type	*Housing Size (Bedrooms)*	*Household Size (HS)*	*School-Age Children (SAC)*	*Public School Children (PSC)*
Single-Family Detached (Own and Rent)	3 BR	2.762	0.446	0.385
	4-5 BR	3.780	1.044	0.848
Single-Family Attached (Own and Rent)	2 BR	2.311	0.274	0.226
	3 BR	3.002	0.572	0.477
Multifamily (Own)				
5–49 Units	0–1 BR	1.352	0.012	0.012
	2 BR	1.796	0.086	0.058
50+ Units	0–1 BR	1.318	0.003	0.003
	2 BR	2.011	0.078	0.039
Multifamily (Rent)				
5–49 Units	0–1 BR	1.568	0.127	0.127
	2 BR	2.512	0.368	0.339
50+ Units	0–1 BR	1.392	0.020	0.018
	2 BR	2.243	0.148	0.130

Note: a. Housing units built 2000–2016 as monitored by the 2012–2016 American Community Survey.
Source: Tables II-A-1 through II-A-3.

TABLE I-5
Illustrative New Jersey Statewide Residential Demographic Household Size and School Multipliers (2016—ALL UNITS)[a]
(All Housing Values)

Housing Type	*Housing Size (Bedrooms)*	*Household Size (HS)*	*School-Age Children (SAC)*	*Public School Children (PSC)*
Single-Family Detached (Own and Rent)	3 BR	2.820	0.449	0.391
	4-5 BR	3.457	0.744	0.626
Single-Family Attached (Own and Rent)	2 BR	2.163	0.260	0.224
	3 BR	2.970	0.573	0.505
Multifamily (Own)				
5–49 Units	0–1 BR	1.410	0.042	0.039
	2 BR	1.820	0.138	0.122
50+ Units	0–1 BR	1.390	0.021	0.016
	2 BR	1.875	0.087	0.060
Multifamily (Rent)				
5–49 Units	0–1 BR	1.645	0.105	0.095
	2 BR	2.718	0.503	0.467
50+ Units	0–1 BR	1.351	0.041	0.037
	2 BR	2.463	0.317	0.277

Note: a. All housing units as monitored by the 2012–2016 American Community Survey.
Source: Tables II-B-1 through II-B-3.

TABLE I-6
Illustrative New Jersey Statewide Residential Demographic Household Size and School Multipliers (2016—NEWER UNITS Built 2000–2016)[a] (Above-Median Housing Values)[b]

Housing Type	*Housing Size (Bedrooms)*	*Household Size (HS)*	*School-Age Children (SAC)*	*Public School Children (PSC)*
Single-Family Detached (Own and Rent)	3 BR	2.606	0.362	0.307
	4-5 BR	3.719	1.057	0.846
Single-Family Attached (Own and Rent)	2 BR	2.359	0.245	0.193
	3 BR	2.755	0.403	0.318
Multifamily (Own)				
5–49 Units	0–1 BR	1.475	0.000	0.000
	2 BR	1.889	0.074	0.036
50+ Units	0–1 BR	1.443	0.007	0.007
	2 BR	2.356	0.138	0.071
Multifamily (Rent)				
5–49 Units	0–1 BR	1.662	0.143	0.143
	2 BR	2.359	0.239	0.196
50+ Units	0–1 BR	1.551	0.008	0.004
	2 BR	2.355	0.096	0.065

Notes: a. Housing units built 2000–2016 as monitored by the 2012–2016 American Community Survey.
b. See Table I-3 and Table Series II-A for details on specific housing values.

Source: Tables II-A-1 through II-A-3.

TABLE I-7
Illustrative New Jersey Statewide Residential Demographic Household Size and School Multipliers (2016—ALL UNITS)[a] (THIRD TERCILE Housing Values)[b]

Housing Type	*Housing Size (Bedrooms)*	*Household Size (HS)*	*School-Age Children (SAC)*	*Public School Children (PSC)*
Single-Family Detached (Own and Rent)	3 BR	2.754	0.441	0.377
	4-5 BR	3.371	0.828	0.679
Single-Family Attached (Own and Rent)	2 BR	2.155	0.218	0.185
	3 BR	2.674	0.416	0.347
Multifamily (Own)				
5–49 Units	0–1 BR	1.388	0.038	0.037
	2 BR	1.837	0.105	0.086
50+ Units	0–1 BR	1.406	0.004	0.004
	2 BR	2.107	0.087	0.043
Multifamily (Rent)				
5–49 Units	0–1 BR	1.734	0.112	0.097
	2 BR	2.598	0.402	0.363
50+ Units	0–1 BR	1.506	0.047	0.040
	2 BR	2.375	0.188	0.148

Note: a. All housing units as monitored by the 2012–2016 American Community Survey.
b. Housing values in third tercile (upper one-third) of value. See Table I-3 and Table Series II-B for details on specific housing values.

Source: Tables II-B-1 through II-B-3.

TABLE I-8
Illustrative New Jersey Statewide Residential Demographic Household Size and School Multipliers
(2016—NEWER UNITS Built 2000–2016)[a]
(BELOW-MEDIAN Housing Values)[b]

Housing Type	*Housing Size (Bedrooms)*	*Household Size (HS)*	*School-Age Children (SAC)*	*Public School Children (PSC)*
Single-Family Detached (Own and Rent)	3 BR	2.898	0.518	0.453
	4-5 BR	3.837	1.031	0.851
Single-Family Attached (Own and Rent)	2 BR	2.265	0.302	0.258
	3 BR	3.241	0.735	0.630
Multifamily (Own)				
5–49 Units	0–1 BR	1.254	0.021	0.021
	2 BR	1.711	0.096	0.078
50+ Units	0–1 BR	1.206	0.000	0.000
	2 BR	1.689	0.022	0.009
Multifamily (Rent)				
5–49 Units	0–1 BR	1.479	0.111	0.111
	2 BR	2.660	0.492	0.477
50+ Units	0–1 BR	1.236	0.032	0.032
	2 BR	2.134	0.198	0.193

Note: a. Housing units built 2000–2016 as monitored by the 2012–2016 American Community Survey.
b. See Table I-3 and Table Series II-A for details on specific housing values.

Source: Tables II-A-1 through II-A-3.

TABLE I-9
Illustrative New Jersey Statewide Residential Demographic Household Size and School Multipliers
(2016—ALL UNITS)[a]
(FIRST TERCILE Housing Values)[b]

Housing Type	*Housing Size (Bedrooms)*	*Household Size (HS)*	*School-Age Children (SAC)*	*Public School Children (PSC)*
Single-Family Detached (Own and Rent)	3 BR	2.847	0.461	0.406
	4-5 BR	3.601	0.706	0.612
Single-Family Attached (Own and Rent)	2 BR	2.080	0.267	0.236
	3 BR	3.144	0.704	0.637
Multifamily (Own)				
5–49 Units	0–1 BR	1.442	0.057	0.053
	2 BR	1.789	0.180	0.162
50+ Units	0–1 BR	1.353	0.022	0.011
	2 BR	1.769	0.107	0.093
Multifamily (Rent)				
5–49 Units	0–1 BR	1.460	0.075	0.067
	2 BR	2.701	0.550	0.522
50+ Units	0–1 BR	1.135	0.008	0.007
	2 BR	2.577	0.434	0.402

Note: a. All housing units as monitored by the 2012–2016 American Community Survey.
b. Housing values in first tercile (lower one-third) of value. See Table I-3 and Table Series II-B for details on specific housing values.

Source: Tables II-B-1 through II-B-3.

TABLE I-10
Illustrative New Jersey Statewide Residential Demographic School (Grade Level) Multipliers (2016—NEWER UNITS Built 2000–2016)[a] (All Housing Values)

Housing Type	*Housing Size* (Bedrooms)	*SCHOOL-AGE CHILDREN* ALL (K–12)	ELEMENTARY (K–5)	MIDDLE (6–8)	HIGH SCHOOL 9–12)
Single-Family Detached (Own and Rent)	3 BR	0.446	0.222	0.105	0.118
	4-5 BR	1.044	0.481	0.259	0.304
Single-Family Attached (Own and Rent)	2 BR	0.274	0.164	0.042	0.068
	3 BR	0.572	0.315	0.126	0.131
Multifamily (Own)					
5–49 Units	0–1 BR	0.012	0.012	0.000	0.000
	2 BR	0.086	0.062	0.015	0.008
50+ Units	0–1 BR	0.003	0.003	0.000	0.000
	2 BR	0.078	0.070	0.005	0.004
Multifamily (Rent)					
5–49 Units	0–1 BR	0.127	0.058	0.020	0.048
	2 BR	0.368	0.220	0.057	0.090
50+ Units	0–1 BR	0.020	0.013	0.004	0.003
	2 BR	0.148	0.072	0.028	0.048

Note: a. Housing units built 2000–2016 as monitored by the 2012–2016 American Community Survey.
Source: Tables II-A-1 and II-A-2.

detail), are presented in a series of twelve tables in Part Two of this study, organized as detailed in Table I-2. There are six tables (II-A-1 through II-A-6) for the "Newer" New Jersey housing (units built 2000–2016) and a parallel six tables (II-B-1 through II-B-6) for the "All New Jersey Housing," both newer and older. All twelve tables present varying demographic and statistical data (Table I-2), organized by the housing type, size (number of bedrooms), tenure (own or rent), and value characteristics shown in Table I-3. As Table I-3 indicates, there are multiple (nine) housing-type and tenure combinations, a range of housing sizes from 0 (studio)–1 bedroom to the much larger 4-5 bedrooms, and an array of housing values. For Newer Housing built 2000–2016, there are three housing value groups as of 2016 in New Jersey: "all values," "below-median value," and "above-median value."[6] For All Housing—Newer Built and older—there are four value groups as of 2016: All Values; and units priced at the first tercile of value (lower one-third); second tercile of value (middle one-third); and third tercile of value (upper one-third).[7]

6. The above-median and below-median price distinctions are as indicated and should not be confused with the distinctions between market-priced housing and below-market (or *Mount Laurel*)-priced homes.

7. As with the above-median and below-median price distinctions, the tercile price cohorts are as indicated and should not be confused with the distinctions between market-priced housing and below-market (or *Mount Laurel*)-priced homes.

TABLE I-11
Illustrative New Jersey Statewide Residential Demographic Pre-School and Senior-Age Multipliers (2016—NEWER UNITS Built 2000–2016)[a] (All Housing Values)

Housing Type	*Housing Size* (Bedrooms)	*HOUSEHOLD MEMBERS BY AGE COHORT*		
		ALL AGES	PRE-SCHOOL (0–4 Years)	SENIOR (65+ Years)
Single-Family Detached (Own and Rent)	3 BR	2.762	0.169	0.559
	4-5 BR	3.780	0.266	0.249
Single-Family Attached (Own and Rent)	2 BR	2.311	0.218	0.358
	3 BR	3.002	0.301	0.227
Multifamily (Own)				
5–49 Units	0–1 BR	1.352	0.031	0.348
	2 BR	1.796	0.104	0.614
50+ Units	0–1 BR	1.318	0.062	0.408
	2 BR	2.011	0.207	0.483
Multifamily (Rent)				
5–49 Units	0–1 BR	1.568	0.064	0.291
	2 BR	2.512	0.263	0.181
50+ Units	0–1 BR	1.392	0.041	0.450
	2 BR	2.243	0.178	0.332

Note: a. Housing units built 2000–2016 as monitored by the 2012–2016 American Community Survey.
Source: Table II-A-1.

The demographic multiplier organizational format of Table I-3 reflects both practical and statistical considerations. For example, as practically there are very few single-family detached (SFD) homes in New Jersey with one bedroom (BR), as opposed to SFDs with more bedrooms, and most detached homes are both owned and rented (mostly owner-occupied),[8] we show SFD demographics in a combined own-and-rent cohort for 2BR, 3BR, and 4-5BR units.

Statistical considerations also guide the demographic multiplier organizational format. The residential demographic multipliers for New Jersey vary by: 1. *housing type* (e.g., single-family detached, single-family attached [townhouse], or multifamily); 2. *housing size* (measured in bedrooms from 0 to 5); 3. *housing value* (three housing value categories for the Newer Built housing and four value categories for All Housing); and 4. *housing tenure* (ownership versus rental). These four variables have been found by Rutgers–Bloustein to be associated with statistically significant differences in the size of the demographic multipliers, albeit sometimes these differences are measurably modest.

8. In New Jersey, about 94 percent of single-family detached homes are owner-occupied, while 78 percent of the units in multifamily structures are rented.

TABLE I-12

**Illustrative Detailed (Age and Grade Distribution)
Statewide Demographic Data for
NEWER Townhouse and Detached Housing (2016)**

Housing Category				
Location	**STATEWIDE**		**STATEWIDE**	
Type	Townhouse		Single-Family Detached (SFD)	
Size (Bedrooms)	2		4–5	
Tenure	Own and Rent		Own and Rent	
Price	All Value		All Value	
Period (Units Built)	2000–2016		2000–2016	
Detailed Demographics				
AGE DISTRIBUTION	**Multiplier**	**Percentage(%)**	**Multiplier**	**Percentage(%)**
0–4	0.218	9.4	0.266	7.0
5–17	0.274	11.9	1.044	27.6
18–34	0.499	21.6	0.548	14.5
35–44	0.420	18.2	0.651	17.2
45–54	0.270	11.7	0.692	18.3
55–64	0.272	11.8	0.329	8.7
65–74	0.216	9.3	0.170	4.5
75+	0.142	6.1	0.079	2.1
All Ages	**2.311**	**100.0**	**3.780**	**100.0**
PUBLIC SCHOOL CHILDREN	**Multiplier**	**Percentage(%)**	**Multiplier**	**Percentage(%)**
Elementary (K–5)	0.126	55.8	0.381	44.9
Junior High (6–8)	0.037	16.4	0.219	25.8
High School (9–12)	0.062	27.4	0.248	29.3
All	**0.226**	**100.0**	**0.848**	**100.0**

Source: Tables II-A-1 and II-A-3.

TABLE I-13

**Household Size/Children for
Low- and Moderate-Income Households (LMI)[a] in New Jersey
Living in NEWER (2000–2016) Multifamily (5+ Units) Rental Housing[b]**

Housing Type, Tenure, and Size	*Total Persons*	*School-Age Children (SAC)*	*Public School Children (PSC)*
MULTIFAMILY 5+ Units (Rent)			
0–1 BR	1.392	0.088	0.088
2 BR	2.511	0.439	0.408
3 BR	3.591	1.229	1.087

Note: a. Includes households earning less than 80 percent of areawide median income (AMI), adjusted for household size.

b. Includes Newer Built (2000–2016) New Jersey multifamily housing units occupied by LMI households, as defined above, in buildings of 5 or more housing units.

Source: 2012–2016 American Community Survey (ACS) for New Jersey.

TABLE I-14

Enrollment in Public Elementary and Secondary Schools in New Jersey over Time (1990–2027)

YEAR (FALL)	ENROLLMENT[a] (in 000s) BY GRADE LEVEL		
	Pre-K to 8	Grades 9–12	Pre-K to 12
1990[b]	783	306	1,090
2000[b]	968	346	1,313
2005[b]	971	425	1,396
2010[b]	981	421	1,403
2015[b]	989	420	1,409
2027[c]	955	400	1,355

Notes: a. Enrollment rounded to nearest thousand. Subtotals may not add to indicated totals because of rounding.
b. Actual enrollment.
c. Projected enrollment.

Source: National Center for Education Statistics, "Digest of Education Statistics," Tables 203.20, 203.25, 203.30.

TABLE I-15

Projected Percentage Change in Enrollment in Public Elementary and Secondary Schools (Pre-Kindergarten–Grade 12), 2015–2027 — United States, Census Regions, and Selected States

AREA	2015[a]–2027[b] Enrollment Percentage Change by Grade Level		
	Pre-K to 8 (%)	*9–12 (%)*	*Pre-K to 12 (%)*
UNITED STATES	+3.6	+2.3	+3.2
CENSUS REGION			
Northeast	–2.9	–5.9	–3.9
Midwest	–0.8	–2.9	–1.4
South	+9.1	+9.0	+9.1
West	+2.6	+1.8	+2.4
NEW JERSEY AND SELECTED STATES			
New Jersey	–3.4	–4.7	–3.8
Connecticut	–10.9	–15.2	–12.2
New York	–1.5	–2.6	–1.8
Pennsylvania	–1.6	–9.6	–4.1

Notes: a. Actual enrollment.
b. Projected enrollment.

Source: National Center for Education Statistics, "Digest of Education Statistics," Tables 203.20, 203.25, 203.30.

SUMMARY OF NEW JERSEY DEMOGRAPHIC MULTIPLIER FINDINGS

While it is difficult to summarize the wealth of information contained in the twelve tables in Part Two of this study, some of the more significant findings are synopsized here in Tables I-4 through I-9. Table I-4 shows the household size (HS), school-age children (SAC), and public school children (PSC) for common configurations of housing (e.g., 3-bedroom SFD as opposed to 2-bedroom SFD) of Newer Housing in New Jersey (built 2000–2016) of All Housing values. In parallel, Table I-5 does the same but presents the HS, SAC, and PSC demographics of All [New Jersey] Housing—Newer Built and older—of All Housing values. Since housing value impacts the multipliers, Tables I-6 through I-9 summarize the demographics by higher-value price cohorts (Tables I-6 and I-7) versus lower-value price points (Tables I-8 and I-9) for, respectively, the Newer Housing in New Jersey (Tables I-6 and I-8) and for All existing housing in the Garden State (Tables I-7 and I-9).

To illustrate, we focus on the Newer Built (built 2000–2016) housing demographics. For All Value such housing units (Table I-4), for every one hundred 3-bedroom newer single-family detached homes (both owned and rented), about 276 persons would be generated, including 45 school-age children, of whom 39 would likely attend public school. One hundred (100) 2-bedroom newer townhouses (both owned and rented) would generate approximately 231 persons, including about 27 school-age children, 23 in public school. One hundred (100) 2-bedroom newer multifamily condominiums in buildings of at least 50 housing units would contain about 201 persons, of whom 8 would be of school age, 4 attending public school. One hundred (100) 2-bedroom newer rental housing in buildings of minimum 50-housing-unit size would house about 224 persons, of whom 15 would be of school age, 13 attending public school.

What is the population generation if the Newer Built housing (built 2000–2016) were of higher, above-median value? Then the demographics would be as follows (Table I-6): For every 100 3-bedroom newer such higher valued single-family detached homes, about 261 persons would be generated, including 36 school-age children, of whom 31 would likely attend public school. One hundred (100) 2-bedroom newer townhouses of above-median value would generate approximately 236 persons, including about 25 school-age children, 19 in public school. One hundred (100) 2-bedroom newer multifamily condominiums in buildings of minimum 50 housing-unit size would contain about 236 persons, of whom 14 would be of school age, 7 attending public school. One hundred (100) 2-bedroom rental housing homes in buildings of at least 50 housing units would contain about 236 persons, of whom 10 would be of school age, 7 attending public schools.

What is the population impact if the Newer Built housing were of a relatively lower-valued, below-median value? Those demographics are summarized in Table I-8. For every one hundred 3-bedroom Newer Built, lower-valued single-family detached homes, about 290 persons would be generated, including 52 school-age children, of whom 45 would likely attend public school. One hundred (100) 2-bedroom newer such valued

townhouses would generate approximately 227 persons, including about 30 school-age children, 26 in public school. One hundred (100) 2-bedroom Newer Built multifamily condominiums of below-median value in larger buildings (minimum 50 housing units) would contain about 169 persons, of whom 2 would be of school age, 1 attending public school. One-hundred (100) 2-bedroom such below-median valued rental housing units in similar larger buildings would house about 213 persons, of whom 20 would be of school age and 19 expected to attend public school.

From the above and the more detailed data contained in Part Two, a number of demographic impact patterns are evident with respect to the number of people and school children associated with New Jersey housing. In general, detached housing currently produces the highest number of residents and pupils compared with attached homes. Detached homes with more (4–5) bedrooms have the relatively largest household size and pupil generation. Additionally, common types and configurations of attached housing, such as 2- to 3-bedroom townhouses and 1- to 2-bedroom multifamily units, have a relatively low demographic impact. It is sometimes erroneously assumed that each housing unit in New Jersey contains about one public school child. The latest ACS data indicated that is the case only for large (four-or-more-bedroom) single-family detached homes. Housing tenure also has an impact.

Much more attention needs to be paid to senior demographics

It is further important to realize that the *practical* import of any given number of people and school children generated by new development depends on the specifics and context of the host local community receiving this growth. While development generating 200 to 300 persons, including roughly 25 to 50 school-age children—the approximate demographic impacts from the 100-housing unit development scenarios of different types that were illustrated above—would likely have only minor incremental impact in a larger community and larger school district, the effect would be much more consequential in a smaller municipality and school setting. Similarly, development-generated population will be more consequential in a community experiencing growth that is likely to continue to gain in size into the future versus a municipality and school district losing population, and where that downward trend is expected to continue into the coming years. We return to these varying contextual situations that affect the practical consequence of the population growth introduced by development later in this study. For now we focus on the important basic information provided by the demographic multipliers.

Further demographic information is provided by the current study. Besides the total number of school-age and public school children, there is understandable interest in their grade or school level, such as elementary, junior high or middle school, and high school. The current investigation provides the breakout of the total school-age (SAC) and public school children (PSC) by three school categories—elementary, middle, and high. Table I-10 shows this tripartite school distribution for SAC in Newer Built housing (built 2000–2016) of all housing values. Besides differences in the total SAC for the various housing types, sizes and tenures, evident from Table I-10 as well are variations in the school-level distribution of the multipliers. For instance,

TABLE I-16

New Jersey Population over Time (2010–2029): Total and Selected Age Groups

NEW JERSEY POPULATION OVER TIME, BY YEAR (JULY 1 OF EACH YEAR)	*NEW JERSEY POPULATION (IN 000s)[a] BY AGE GROUP*						
	All Ages	**0–4**	**5–9**	**10–14**	**15–19**	**5–19**	**65+**
2010[b]	8,792	541	565	587	598	1,750	1,186
2014[b]	8,938	533	551	574	577	1,702	1,314
2019[c]	9,133	546	540	558	578	1,676	1,480
2024[c]	9,338	555	555	548	568	1,671	1,682
2029[c]	9,531	573	564	563	559	1,686	1,857

Notes: a. Population rounded to nearest thousand.
b. Actual population.
c. Projected population.

Source: New Jersey Department of Labor and Workforce Development, State Data Center, "Projections of County Population by Age, New Jersey, 2014 to 2034."

whereas in the single-family detached and attached homes, about half of the SAC are in elementary school, in the multifamily owned homes, about three-quarters to all of the SAC are at the elementary level.

While school children understandably garner a lot of attention with respect to demographic multipliers, not to be ignored are other age groups. The current study shows the household members by eight age groups. Table I-11 summarizes the results for two polar opposites of these age cohorts: pre-school (persons aged 0–4) and senior (persons at least 65 years) for the Newer Housing (built 2000–2016) of All Housing values. These age-cohort data with respect to the demographic multipliers are of interest to demographers, planners, social workers, and others.

Take, for example, the senior population (persons at least 65 years) that is expected to experience considerable growth into the future as "Baby Boomers" age. With that senior growth are increasing social, health, and other concerns and needed accommodations. New Jersey's senior population is anticipated to increase by 62 percent from 2010 to 2030, compared with a 9.7 percent overall state population growth in this period and a very modest 3 percent growth from 2010 to 2030 for New Jersey's children.[9] While heretofore the most interest concerning demographic multipliers has typically focused on SAC and PSC, in light of the population trends just cited, much more attention needs to be paid to senior demographics. The senior and other age cohort data in this document can help expand the age lens of the demographic multipliers to be consulted.

9. New Jersey Department of Labor and Workforce Development, "Population and Labor Force Projections for New Jersey: 2010 to 2030."

DATA STATISTICS AND STATISTICAL ANALYSIS

As the PUMS is a sample of the larger universe of all households and we use the New Jersey portion of the PUMS, it is essential to present relevant statistics that indicate the sample size, the dispersion of the data, and the confidence intervals of the indicated demographic information. For three key multipliers—household size (HS), school-age children (SAC), and public school children (PSC)—Part Two presents the following statistics:

1. Sample size or N, expressed in terms of the number of sampled households from which the HS, SAC, or PSC were derived.
2. Standard error (SE)[10]—a measure of an estimate's variability. The greater the estimated standard error in relation to the size of the estimate (HS, SAC, or PSC), the less reliable the estimate. Approximately 68 percent of the time, the sample estimate will be within one SE of the true population value; about 95 percent of the time, the sample estimate will be within 2 SEs of the population value; and about 99 percent of the time, the sample estimate will be within 3 SEs of the population value.
3. Confidence Interval (CI) quantifies the uncertainty in measurement by providing a range of values from low to high that has a specified probability (e.g. 99, 95, or 90 percent) of containing the true population value. Part Two presents the 90 percent CI.
4. Error Margin as Percentage (EMP) is computed for the 90 percent confidence interval as percentage of the estimated average.[11] Statisticians "prefer" an EMP of 50 percent or less.

The above statistics vary for the HS, SAC and PSC multipliers for each of the housing type, housing size, housing value, and housing tenure combinations with these statistical data shown in Part Two in Tables II-A-4 through II-A-6 for the Newer Built (built 2000-2016) housing units and in Tables II-B-4 through II-B-6 for the "All Ages" housing. For example, the average SAC for a 2-bedroom Newer rental housing unit of all values in buildings of at least 50 housing units is 0.148 (i.e., 100 such homes would generate about 15 SAC). The statistics for the 0.148 SAC are detailed in Table II-A-5. The 0.148 SAC average is based on a weighted sample size of 12,418 such units (recall we use the 5 percent PUMS, so the 12,418 weighted sample reflects about 621 sampled cases); the SE is 0.027 (i.e., about 95 percent of the time, the 0.148 SAC sample estimate will be within two SEs, or 0.054, of the population value); the 90 percent CI is 0.104 to 0.192 (i.e., 90 percent of the time the SAC will fall between those just-indicated lower and higher SAC values); and the EMP is 30 percent (recall the desired EMP of 50 percent or less). Thus, both the multipliers and their associated statistics should be considered in tandem.

10. The term "standard error" may be applied to the sampling distribution of any statistic; that is, the standard deviation of the sampling distribution of any statistic is called the standard error of the statistic. For example, the standard error of the mean, s, is the standard deviation of the sampling distribution that would result if many samples of size N were drawn and the sample means, X, computed.

11. This is calculated as follows:

Error margin = SE * 1.645 * 100 ÷ estimated average

Related are the different statistics for the two age cohorts of housing for which multipliers are presented here. Since there are inherently more All [ages] Housing units (Newer Built and older) than just Newer Built (built 2000-2016) housing, the sample size available from the PUMS is noticeably larger for the All [ages] Housing New Jersey demographic multipliers than for the Newer Built units alone. (Compare the sample sizes in Tables II-A-4 through II-A-6 to Tables II-B-4 through II-B-6 in Part Two). As noted earlier, the total weighted sample for the All [ages] Housing cohort that is studied here is about 3.1 million housing units (about 155,000 actual units sampled in the 5 Percent PUMS) as compared with about 330,000 weighted housing units (reflecting about 17,000 actual units sampled in the 5 Percent PUMS) for the Newer Built housing cohort. As a further example, the 5 Percent weighted sample for multifamily rental units of all bedroom configurations (0-3 bedrooms) in buildings of 5-49 housing-unit size is 36,883 for the Newer Built rental homes as compared with 357,678 for the All [ages] Housing rental cohort. For the multifamily rental units of all bedroom configurations (0-3 bedrooms) in larger buildings (50 or more housing units), the 5 Percent weighted sample is 34,997 for the Newer Built rental homes versus 166,979 for the similarly specified All [ages] Housing rental group. In parallel, there are differences between the SEs, CIs, and EMPs between the two age cohorts of New Jersey housing studied here, with the All [ages] Housing group (both Newer Built and older housing units) typically having an advantage in this regard (e.g., relatively lower SEs and lower EMPs).

This difference reflects an inherent conundrum in trying to specify accurate demographic multipliers, whether HS, PSC, or SAC. Accuracy is enhanced by developing multipliers for *very specific housing situations*, such as multifamily housing of a certain type, size, tenure, and value, as opposed to multifamily housing in general. Or, we might want to target only Newer Built housing units, as that gives a snapshot of the more immediate-result household and school children characteristics from newer development. Yet, the finer the grid of housing situation by type, size, tenure, and so on, the smaller the inherent sample size of each individual situation. That diminishing sample poses statistical challenges: Are there enough cases from which to develop a statistically reliable estimate? In the current investigation, we have attempted to balance the goals of developing a fine-mesh grid of varying specific situations as opposed to overly generalized multipliers, while simultaneously maintaining acceptable statistical reliability for each of the cells of demographic information that is presented.

What variables are associated with differences in the demographic profile? Statistical analysis by this study's authors of the residential multiplier data finds the following. In general, larger units (in terms of bedrooms) have statistically significant more household members and school children (both SAC and PSC), and housing types that typically are larger (in terms of bedrooms), such as single-family detached homes, are statistically more population-intensive than their counterparts typically constructed with a smaller number of bedrooms, such as multifamily units.

TABLE I-17

New Jersey Population over Time (2014–2029)[a]
—
Total and Selected Age Groups, by County

AREA	*POPULATION BY YEAR AND AGE GROUP*					
	Total Population		5–19 Age Population		Percentage Change in Population, 2014–2029[a]	
	2014	2029[a]	2014	2029[a]	Total, All Ages (%)	5–19 (%)
TOTAL STATE	8,938,200	9,531,100	1,701,400	1,687,000	+6.6	-0.8
COUNTY						
Atlantic	275,200	280,600	51,600	49,800	+2.0	-3.5
Bergen	933,600	1,031,500	175,200	179,100	+10.5	+2.2
Burlington	449,700	464,900	84,400	77,100	+3.4	-8.6
Camden	511,000	521,000	98,600	94,000	+2.0	-4.7
Cape May	95,300	93,300	14,300	14,300	-2.1	0.0
Cumberland	157,400	162,000	30,100	29,600	+2.9	-1.7
Essex	795,700	829,800	158,800	161,900	+4.3	+1.9
Gloucester	291,000	305,800	58,000	55,600	+5.1	-4.1
Hudson	669,100	747,400	103,300	125,300	+11.7	+21.3
Hunterdon	126,100	120,700	25,000	16,200	-4.3	-35.2
Mercer	371,500	397,400	72,600	74,800	+7.0	+3.0
Middlesex	836,300	932,200	158,200	168,300	+11.5	+6.4
Monmouth	629,300	655,300	123,300	114,600	+4.1	-7.1
Morris	499,700	535,600	98,600	91,500	+7.2	-7.2
Ocean	586,300	644,100	109,600	110,800	+9.9	+1.1
Passaic	508,900	536,100	103,100	105,100	+5.3	+1.9
Salem	64,700	61,000	12,100	10,700	-5.7	-11.6
Somerset	332,600	366,700	66,800	60,200	+10.3	-9.9
Sussex	144,900	137,300	28,000	19,800	-5.2	-29.3
Union	552,900	605,600	109,400	112,900	+9.5	+3.2
Warren	106,900	102,600	20,400	15,000	-4.0	-26.5

Note: a. Data for 2029 is projected.

Source: New Jersey Department of Labor and Workforce Development, State Data Center, "Projections of County Population by Age, New Jersey, 2014 to 2034."

While housing size and, relatedly, housing type are the primary characteristics associated with the statistically significant variation in the number of people and school children generated by a given housing unit, there are other influences. There is a statistically significant relationship between housing price and population intensity (HS, SAC, and PSC), with the population yield generally somewhat higher in less-expensive units of a given size and type and somewhat lower in their more-expensive counterparts. Housing tenure, whether a unit is owned or rented, also is statistically associated with the demographic profile. In general, rental housing of all housing types is relatively more population-intensive (HS, SAC, and PSC) than the owned housing counterparts.

The detailed statistical analysis related to the above findings is available from the authors. In brief, a commonly applied statistical application, OLS (ordinary least squares) regression, was applied to examine what variables are associated with statistically significant differences in the demographic profile (HS, SAC, and PSC), controlling for the other variables (e.g., examining the association of housing type; controlling for housing size and tenure). That study revealed that housing type, housing size, housing value, and housing tenure are all associated with statistically significant variation in demographic profile (HS, SAC, and PSC). In terms of explanatory power of variation in demographic profile, the number of bedrooms is the most powerful, followed by building type, building value, and then by housing tenure—but there is not much difference in explanatory power among the latter three variables.[12]

It is important to differentiate between a statistically significant variation and a difference of practical import

It is important to differentiate, however, between a statistically significant variation and a difference of practical import. The former refers to a difference that statistically would not likely be due to chance; the latter is framed contextually and may vary by differing users, applications, and components of the demographic data.

For instance, while a 2-bedroom unit may generate statistically higher SAC than an equivalent 1-bedroom home of the same type, or a housing unit of below-median value may yield statistically higher HS than the same home of above-median value, this may not have much practical import if the magnitude of the proposed number of larger (by bedroom) housing units of below-median value is modest in scale, and/or this housing is proposed in a larger-population community where the population is projected to be stable or experience decline. Additionally, we reiterate the conceptual framework enunciated in this study's preface: Demographic multipliers should not be used to exclude housing and smart growth. A properly functioning housing market, and one realizing the *Mount Laurel* vision of housing inclusion, are best served by communities encouraging diverse housing with respect to housing types, size, value, and tenure.

12. To compare the relative explanatory power of different variables, the authors used a variant of the stepwise regression. Specifically, each variable (or set of variables) was excluded from the regression, one at a time, and checked by how much the adjusted R^2 declined as a result. The variable whose exclusion results in the largest drop in the adjusted R^2 has the biggest explanatory variable.

HOW TO USE THIS REPORT AND ILLUSTRATIONS

The current study provides information on the number and profile of persons of different categories of housing units in New Jersey. The analyst should follow the following steps in using the detailed data provided in Part Two of the investigation.

1. *What demographic information is being sought with respect to time perspective?* For demographics on Newer Built housing (units built 2000–2016), go to the II-A series of tables; for demographics on All Housing in New Jersey, both newer and older, go to the II-B series of tables. As earlier noted, each of these housing age cohorts with respect to the demographic multipliers has advantages and disadvantages; ultimately, both age cohorts are informative, and both should be consulted.

Carefully consider the multiple specific characteristics of the housing being examined by housing type, housing size, housing tenure, and housing value

2. *What specific type of demographic multiplier is sought?* This will vary, and Table I-2 is a good overall guide. For example, for total persons and persons by age, access Tables II-A-1 (Newer Built housing) and II-B-1 (All Housing); for school-age children by grade level, see Tables II-A-2 and II-B-2; and for demographic statistics, consult Tables 4 through 6 in both the II-A and II-B series.

3. *For what type of housing is the demographic information being sought?* Carefully consider the multiple specific characteristics of the housing being examined by housing type, housing size, housing tenure, and housing value according to the matrix shown in Table I-3 to slot the appropriate demographic multipliers to consult. From the 1970s, when Rutgers–Bloustein researchers first started to provide planners and others with residential demographic multipliers, these multipliers have been differentiated by variations in housing unit type, size (number of bedrooms), tenure (own or rent), value (e.g., above- or below-median), and other characteristics, so it is very important in considering the demographic multipliers to be specific in exactly what type of housing is being considered.

For example, if the value of the housing being examined is unknown, then use the All Housing Value data; however, if the housing value is known, then it is optimal to slot to the appropriate below-median/above-median categories for the Newer Built housing or to the appropriate housing values by tercile for the All Housing group, as guided by Table I-3. To illustrate, the statewide median-priced Newer Built (built 2000–2016), 3-bedroom New Jersey townhouse as of 2016, as derived from the 2012–2016 ACS, was valued at $283,000. Three-bedroom Newer Built townhouses priced below $283,000 would be in the "below-median" category, while those priced above $283,000 would be in the "above-median" category. To reiterate, these price breakpoints have no relationship to "affordable" or *Mount Laurel* versus market-priced housing. For Newer Built 4- to 5-bedroom New Jersey single-family detached homes, the median statewide value as of 2016 is $506,000, understandably higher than the median $283,000 for the 3-bedroom Newer Built New Jersey townhouse, because the detached home has more bedrooms; it likely comprises a higher square footage and "consumes" more land (because it is detached) than the 3-bedroom townhouse.

To further illustrate, the statewide median-priced Newer Built (built 2000–2016) 2-bedroom New Jersey rental multifamily unit in buildings of mid-range (5-49 unit) size as of 2016 was valued at $185,000. (The monthly gross rent was $1,681, and the unit value is estimated at 110 times the $1,681, or $185,000.) Such units valued below $185,000 ($1,681 monthly gross rent) would be in the "below-median" category, while those priced above $185,000 ($1,861 monthly gross rent) would be in the "above-median" value category.

As noted earlier, housing values for the All Housing units category in New Jersey (both Newer Built and older units) are organized by terciles. To illustrate that, all (newer and older) single-family detached 4- to 5-bedroom homes in New Jersey as of 2016 had a first-tercile housing value of less than $325,000, a second tercile value of $325,000 to $520,000, and a third tercile housing value of greater than $520,000. (The first-tercile value cohort is not synonymous with either "affordable housing" or *Mount Laurel*-priced housing.)

The first-tercile value cohort is not synonymous with either "affordable housing" or Mount Laurel–priced housing

Being as specific as possible in the value of the housing being examined, as well as this housing's other characteristics of housing type, size, and tenure, guides the analyst into what matching demographic multipliers should be consulted. Tables I-2 and I-3 serve as a useful roadmap. To further walk the reader through the use of the demographic multipliers, a simple illustrative example follows.

How many persons and public school children are found in a Newer Built (built 2000–2016) 2-bedroom townhouse (single-family attached [SFA] unit) versus a Newer Built 4- to 5-bedroom single-family detached (SFD) home in New Jersey? (The SFA and SFD units comprise both owned and rental homes.) Since no price is specified for these respective units, the analyst would use the statewide All Value 2016 data for persons and public school children contained in Tables II-A-1 and II-A-3 in Part Two, and would ascertain the information shown in Table I-12.

In other words, one hundred (100) of the 2-bedroom townhouses would generate, on average, about 231 persons, of whom approximately 23 would attend the public schools. For the 4- to 5-bedroom single-family detached homes, the 100 units would generate about 378 persons, with 85 attending public schools.

Of these total public school children counts, how many are likely to attend elementary (kindergarten–5th grade), junior high (6th–8th grades), and high school (9th–12th grades)? From Table II-A-3 in Part Two, statewide school and grade-level multiplier data for public school children indicated in Table I-12 is available. Put another way, of the 23 public school children from the one hundred 2-bedroom townhouses, 13, 4, and 6 pupils would likely be found in elementary, junior high, and high school, respectively. For the one hundred 4- to 5-bedroom detached homes, generating 85 public school children, the pupil distribution for the three school categories can be expected to be 38, 22, and 25 students, respectively (Table I-12).

What about the age distribution of all the persons generated by the townhouses versus the detached homes? From Table II-A-1 in Part Two, the age-cohort information shown in Table 1-12 can be assembled. From the above data, the analyst could estimate that of the 231 persons from the one hundred 2-bedroom townhouses, about 22 (231 x 0.094) would be four years of age or under, while of the 378 population from the one hundred detached 4- to 5-bedroom homes, 26 persons (378 x 0.070) would fall into the youngest age cohort. The townhouses would proportionately contain relatively more persons of senior age—65 years or older—than their detached counterparts. Of the 231 persons from one hundred townhomes, 15.4 percent,[13] or 36 persons, would be expected to be at least 65 years old as contrasted with 6.6 percent,[14] or 25 persons (of the total 378 persons), for the single-family detached homes.

If the analyst wanted to quantify the 90 percent confidence interval for the public school children from the example 2-bedroom townhouse and the single-family detached 4-5 bedroom home, then from Table II-A-6 the following data would be ascertained. Ninety (90) percent of the time, the one hundred 2-bedroom townhouses would generate from 17 to 28 public school children, while nine times out of ten, the one hundred 4- to 5-bedroom single-family detached homes would generate from 80 to 89 public school children. From Table II-A-6 the analyst would quantify that the public school children multipliers for these two types of housing (0.226 for the townhouse and 0.848 for the single-family detached) are based on weighted samples of 14,175 and 94,104 respectively (recall they are weighted 5 percent samples), have standard errors of 0.033 and 0.028 respectively, and their error margins as a percentage are, in tandem, 24 and 5.

DATA AND MODEL CHALLENGES; ONGOING AND FUTURE RESEARCH

As with all analyses, there are limitations as well as advantages to the current study.

The residential demographic profile is a moving target, and while the current investigation uses the latest available (2012–2016) American Community Survey (ACS) information, that itself, inevitably, is becoming dated. While the census and ACS are the best arms-length sources available to demographers, they have acknowledged shortcomings, such as likely underrepresentation of certain ethnic and racial populations.

Researchers both value and recognize the challenges of the census and ACS data, and we encourage the reader to access the writing on this subject, such as the "Benefits and Challenges of the American Community Survey" from the Population Reference Bureau (https://assets.prb.org/pdf14/section1-jacobsen.pdf. Apr 30, 2014—2014 Population Reference Bureau. www.prb.org. Related, and as earlier noted, deriving demographic multipliers by multiple fine grids of different housing type, size, tenure, value, and

13. Combines 9.3 percent and 6.1 percent for the 65–74 and 75+ age cohorts, respectively, for the 2-bedroom townhomes (see Table II-A-1).

14. Combines 4.5 and 2.1 percent for 65–74 and 75+ age cohorts, respectively, for the 4-bedroom single family detached homes (see Table II-A-1).

age situations (newer units or all-age), which has the benefit of targeting the multipliers to specific cases as opposed to overly gross generalization, faces the challenge of securing sufficient sample size to ensure statistical robustness. Related to the "fine grid" challenge, while we can statistically predict with some confidence the *total* number of school age or public school children from the demographic multipliers, the statistical ability to predict the exact *school-group level* (i.e., elementary, middle, or high school) distribution of these children is more challenging, and we cannot predict the school generation by individual grade, say kindergarten versus third grade. That can be frustrating to school planners because they specifically seek to know the impact of proposed housing development by specific grade and to plan accordingly for physical space, teacher, and other educational needs.

Of further note, while the current investigation specifies multipliers by a multiple dimensional grid of housing situations of type, size, value, tenure, and age, it surely does not cover the full gamut of varying housing cases. We do not differentiate the school children multipliers by the quality of the local school district, while anecdotal evidence suggests that households with more children may disproportionately self-select in communities with high-quality school systems. As such, the school multipliers would likely be higher in higher-achieving schools. We do not differentiate multipliers by whether housing is in a transit-oriented community (TOD), and past research by the authors in New Jersey indicated a lower school children yield from TOD units;[15] the lower New Jersey TOD student generation may be linked to TOD housing unit price, bedroom composition, location, lifestyle, and other factors. Others have observed that TOD housing often disproportionately attracts households with relatively few children. One study commented that "most TOD has produced higher-end housing, often targeted to empty-nesters and/or young, primarily childless professionals as opposed to families."[16] Another study similarly observed that "Recent TOD projects have often catered more to young professionals, empty-nester or other households without children…."[17] We cannot separately specify multipliers by higher- versus lower-achieving school districts, or for TOD, because the ACS does not have data on local school district quality or on the presence of a TOD.

Moreover, while we can differentiate multifamily housing by the size of the building containing such homes (2- to 4-unit, 5-49 unit, and 50 or more unit), we cannot differentiate the multifamily multipliers by height of a building (into say low-rise, mid-rise, and high-rise) from census and ACS data because these sources do not have a descriptor for number of stories in a structure. That building height descriptor was last contained in the 1980 census enumerations so we cannot currently segregate buildings by low-, mid-, and high-rise from census sources. This is an unfortunate shortcoming because prior work by the authors when building height data was available, as well as contemporary anecdotal information, strongly suggests that the demographic multipliers, and especially the school children yields, go down as building height increases. To ascertain multipliers by building height, a customized survey with this height data would have to be conducted.

Contemporary anecdotal information strongly suggests that the demographic multipliers, and especially the school children yields, go down as building height increases

15. David Listokin and Ioan Voicu, *Who Lives in New Jersey Housing? New Jersey Demographic Multipliers* (New Brunswick, NJ: Rutgers University, Center for Urban Policy Research, 2006).

16. Ariel Bierbaum, Jeffery Vincent and Deborah McKay, "Linking Transit Oriented Development, Families and Schools." *Community Investments* Summer 2010 22:2, p.18. https://www.frbsf.org/community-development/files/A_Bierbaum.pdf

17. The Center for Transit-Oriented Development (CTOD) In Partnership with the Center for Cities, "Families and Transit-Oriented Development: Creating Complete Communities for All." http://citiesandschools.berkeley.edu/reports/tod205_familiesandTOD_2012.pdf. Both the Bierbaum et al. and CTOD citied studies strongly advocated for a menu of changes to make TODs available to a much broader array of households to include families, the less affluent, and others currently not fully represented in TODs.

As smart growth encourages higher density, with an increase of building more mid-rise and high-rise housing, it becomes important to better understand how building height may influence the demographic multipliers

An example of such a survey was conducted by the Demographic Subcommittee of the Long-Range Educational Facilities Plan Work Group (Alexandria Work Group) of the Alexandria [Virginia] City Public Schools (ACPS).[18] The Alexandria Work Group cross-matched the address and housing type of every ACPS student, examining a total of about 75,000 housing units, to derive the average number of students per housing unit of different categories. A three-year average (2010–2012 school years) of student yields was examined in this Virginia community of about 160,000 population. We report below the student ratios developed by the Alexandria Work Group for housing in which height of building was differentiated.

ACPS STUDENT RATIOS BY HOUSING TYPE

Housing Type	Total Units	Total Students	Student Ratio
GARDEN CONDOS	7,034	484	0.069
MID-RISE CONDOS	5,396	489	0.091
HIGH-RISE CONDOS	6,711	498	0.074
GARDEN APARTMENTS	10,857	3,253	0.300
MID-RISE APARTMENTS	8,507	1,171	0.138
HIGH-RISE APARTMENTS	10,811	913	0.084
Total:	**49,316**		

While for the apartments, presumably rental, the ACPS student ratios clearly decline as building height increases from the low-rise garden apartments to the mid-rise and high-rise apartments, for the owned (condominiums or "condos") multifamily units, there is a less clear change from the garden condos versus the mid-rise and high-rise condos. Further and importantly, there may be a correlation between the height of a building and the proportional share of smaller (0- and 1-bedroom) versus larger (2- and 3-bedroom) individual housing units, with mid-rise and high-rise buildings having a larger proportional share of the smaller individual units. Also, housing prices per unit are likely higher as building height increases because of the type and complexity of the construction and other factors (e.g., need for deeper foundations, elevators, and more specialized labor in a high-rise). In short, there is a conflation of factors that may contribute to the ACPS student multipliers changing as the variable of building height is introduced. As smart growth encourages higher density, with an increase of building more mid-rise and high-rise housing, it becomes yet more important to better understand how building height may influence the demographic multipliers. As noted, the building height variable is unavailable from the ACS, so special dedicated surveys that include building height will need to be conducted. Just such a specialized survey of school children in low-

18. Demographic Subcommittee of the Alexandria Virginia Long-Range Educational Facilities Plan Work Group, "Enrollment Research Topic-Student Generation Rate" (no date).

rise, mid-rise, and high-rise buildings was conducted in New Jersey by the Rutgers Business School Center for Real Estate, and we urge our readers to see their work (https://www.rutgersrealestate.com/publications/white-papers/school-age-children-study/#page=1).

We also cannot specify from the ACS the demographic characteristics of households in *Mount Laurel* affordable housing, a subject of considerable interest in New Jersey. It would be advantageous in New Jersey to survey directly the household size and number of school children in occupied *Mount Laurel* housing. That survey could be extended to other types of affordable housing in New Jersey, such as units subsidized by low-income housing tax credits (LIHTC).

The optimal way to do that would be to conduct a survey of the occupants of affordable housing in New Jersey. The universe of such developments is found by New Jersey county, individual community, individual housing development, and type of subsidy (e.g., *Mount Laurel* or LIHTC) at a New Jersey Department of Community Affairs (DCA) database entitled "Guide to Affordable Housing in New Jersey (Revised April 01, 2016)" (http://www.state.NJ.US/dca/divisions/codes/publicationalguide.html). The admittedly difficult job would then be to survey a statistically valid sample of such aided housing to derive HS, SAC, and PSC for the subsidized housing sector, most prominently for *Mount Laurel* units. The previously cited Rutgers Business School Study of school children in New Jersey did examine actual school yields from *Mount Laurel* housing in this state (https://www.rutgersrealestate.com/publications/white-papers/school-age-children-study/#page=1).

While the best information on the demographics of subsided housing is from survey of such units, it is possible from the ACS to examine the demographics of low- and moderate-income (LMI) households, defined here as households with incomes that do not exceed 80 percent of area median income (AMI), adjusted for household size. (It is 80 percent of AMI for four-person households. It is a sliding scale for higher than 80 percent of AMI for larger than four-person households, sliding lower than 80 percent for smaller than four-person households.) Table I-13 shows the HS, SAC, and PSC for LMI households in New Jersey as defined above in newer (2000–2016) rental housing units in buildings of 5 or more such homes.[19] For instance, it indicates that LMI households in the 2-bedroom rental units as described above contained 2.511 persons, of whom 0.439 were of school age, with 0.408 in public school, while the 3-bedroom rental home occupied by LMI households contained 3.591 persons, with 1.229 SAC and 1.087 PSC. Again, we emphasize that these are the demographics of LMI households in newer rental housing; while these households may be eligible for targeted affordable housing initiatives, such as for *Mount Laurel* or LIHTC, the LMI-eligible households may *not* be a mirror of the ultimate occupants of the subsidized homes. For that we need the dedicated survey of the subsidized housing described earlier.

To further our understanding of the occupants and demographics of subsidized housing, we report below on some investigations done nationally:

19. We combine the 5-49 and 50+ building sizes here to derive a larger combined sample for the LMI demographic calculation.

A common and unfortunate misconception is that LMI households and occupants of subsidized homes have exceedingly large households

1. Survey of 59 LIHTC developments containing 3,433 rental units in a variety of locations in Ohio by Danter Company (http://www.danter.com/taxcredit/lihtckids1.htm) found the following:
    - SAC of 0.48 in two-bedroom LIHTC units
    - SAC of 1.16 in three-bedroom LIHTC units
2. A 2017 study[20] of the occupants of a sample of 38 LITHC developments in New Hampshire that was conducted for BCM Planning LLC for the New Hampshire Housing Finance Authority yielded the following information from a household survey of general occupancy (non-age-restricted) LIHTC rental units:

Housing Unit Size	Household Size	Average Pupils Enrolled in School
1- bedroom	1.09	0.05
2-bedroom	2.19	0.51
3-bedroom	3.82	1.64

3. The previously described Alexandria, Virginia Long-Range Educational Facilities Plan Work Group survey of students by housing type in this community found the following with respect to two categories of subsidized housing; these housing units were not differentiated by housing size (e.g., number of bedrooms):

Housing Type	Total Units	Students	Student Ratio per Unit
Income-Limited and Subsidized Apartments	1,910	1,242	0.650
Alexandria Redevelopment and Housing Authority Family Units	788	771	0.978

From the admittedly sparse data presented above—from the LMI demographics for New Jersey and from the Ohio, New Hampshire, and Virginia investigations—we can draw some rough demographic parameters for LMI households and occupants of various types of affordable housing. A common and unfortunate misconception is that LMI households and occupants of subsidized homes have exceedingly large households with many school children. The admittedly sparse data assembled here says that perspective is an oversimplification. While the LMI and subsidized occupied homes may have relatively higher population densities with respect to

20. BCM Planning LLC, "Affordable Rental Housing Developments: Characteristics of Residents of New Hampshire Low Income Housing Tax Credit Apartments." Study conducted on behalf of the New Hampshire Housing Finance Authority, September 2017.

HS, SAC, and PSC than higher-income and market-priced housing—and even that requires more statistical study—the specter of extremely high population densities in the affordable housing sector is unsubstantiated, especially with respect to the 1-bedroom and 2-bedroom units. Moreover, as indicated repeatedly in this study, social equity, smart growth, and a properly functioning housing market should encourage and welcome a broad variety of housing.

More broadly, knowledge of demographic multipliers would be enhanced by additional study of the demographic profile, both household size and school children, of the actual occupants of subsidized housing through dedicated survey of such homes. We need more such studies of the demographics of aided housing such as those conducted by the Rutgers Business School, Danter, BCM, and Alexandria. Our knowledge in this area is just a starting point.

Ongoing statistical work by the authors regarding multipliers also bears mentioning. The authors of the current investigation are currently engaged in extensive advanced statistical analysis to better understand the complex multifaceted influences of the differences in the multipliers and their changes over time. This work is also examining different geographies of the multipliers, such as demographics for New Jersey versus other states and within New Jersey, for statewide multipliers versus multipliers for more micro-scale locations, such as Public Use Microdata Areas, or PUMAs. (PUMAs are U.S. Census Bureau–defined geographic units of at least 100,000 people for the dissemination of PUMS data.) Also being examined are the statistical influences of project type (e.g., TOD), educational quality, and school proximity in the demographic multipliers. Ongoing research by this study's authors also includes analysis of the demographic multipliers differentiated by multiple categories of household income[21] as this income compares to the areawide median income (AMI) adjusted for household size. The household income categories studied are: extremely low (< 30% AMI), very low (30% to 50% AMI), low (50% to 80% AMI), middle or workforce (80% to 140% AMI), and high (> 140% AMI). Different household incomes are associated with varying demographic multipliers, and we examine that variation controlling for other variables, such as housing type, size, and tenure. Our multifaceted statistical and other ongoing demographic research will be released by Rutgers–Bloustein in a series of technical papers in the future.

A final and important comment concerns the model context of the current study and how that model's conceptual approach can be broadened in the future. This study provides residential demographic multipliers for New Jersey, which as described are useful for ascertaining the population impact of development. It is important to place the application of demographic multipliers in a larger conceptual model context.

It is instructive to conceptualize a tri-focal model lens (MACRO, MICRO, and MID-RANGE) in trying to determine the impacts of development adding population, especially the effect on schools.

21. Both household income and housing value have, as expected, some correlation, with higher-income households tending to reside in higher-valued homes and vice versa. Thus, in developing multipliers with a sensitivity to varying "affluence," one would vary the multiplier by either household income or housing value. There are arguments for both approaches. Specifying multipliers by household affluence avoids the situation of households that may be house-rich but income less-advantaged (e.g., some senior households). On the other hand, in examining a proposed development, information may be more readily available on the value of the housing proposed (selling price or rent) as opposed to the income of the future residents.

To illustrate, let us consider a new housing unit proposed to sell for $200,000. The housing value in the instance is clear, but the income of the purchaser is murkier because of differences in possible down payments and mortgage terms, especially the former. Similarly, with a rental unit, the housing value is clearer (although this may vary depending on housing operating expense ratios and capitalization rates) than the income of the occupants of the rental home. For example, say a housing unit is expected to rent for $2,000 per month. The ACS indicates that in New Jersey in 2016 the median monthly gross rent was about one-fifth (19.6 percent) of median household income. So on average (median), the $2,000 gross monthly rent implies a monthly household income of about $10,000 ($2,000/.2), or an annual household income of about $120,000. But the .2 rent-to-income ratio just described is a median, and a landlord may very well accept a higher 30 percent ratio (or even higher 35 percent), in which case the $2,000 apartment could contain a household with about an $80,000 annual income ($2,000/.3 = $6,667 x 12)—quite different from the $120,000 renter household income earlier calculated. Yet, housing developers and property owners may be able to frame their target market with respect to the likely household incomes of the units they sell or rent. So, there are both advantages and disadvantages in whether demographic multipliers are specified by either the occupant's household income or the housing unit's value. We consider both of these approaches in our ongoing work.

The first framework is a MACRO model, where the analyst considers the broad changes in population and school children over time and projected changes in these populations into the future. Table I-14 shows that whereas the number of public school children in New Jersey grew significantly between 1990 and 2000, that growth has since abated in more recent years, and is projected to decline some into the future (from 2015 to 2027).

Table I-15 sets the public school future trends (2015–2017) in broader perspective geographically and by grade level. While the number of public school children is projected to increase at the national level between 2015 and 2027, this varies tremendously by region and state—growing in the South and West regions of the United States and declining in the Northeast and Midwest portions of the country. New Jersey tracks the Northeast downward projected trend over 2015–2027 in school enrollment, and the trends in nearby states are noted as well (e.g., severe 2015–2027 decline in Connecticut; less so in New York). With respect to public school enrollment by grade level (pre-K to 8, versus grades 9–12): Broadly speaking, in all geographic areas, the pre-K to 8 enrollment is projected to change more into the future (either increase or decrease depending on region/state) compared with the number of students in upper grades 9-12. For example, in New Jersey, whereas the total pre-K to grade 12 public school enrollment in the state is projected to decrease by 3.8 percent over 2015–2027, the enrollment in pre-K to 8th grades is projected to decline by a somewhat lower 3.4 percent over 2015–2027, while the number of students in the upper grades 9–12 is projected to decline by a larger 4.7 percent over the same time period (Table I-15).

Tables I-16 and I-17 shift to macro population changes in New Jersey. Historically, New Jersey's overall population has grown over time (e.g., from 8,414,000 in 2000 to 8,792,000 in 2010, to 9,006,000 in 2017), and is projected to grow statewide into the future (to 9,531,000 by 2029). The population change, however, varies significantly by age cohort. The more senior population (65 years and older) in New Jersey is projected to increase significantly (e.g., from 1,314,000 in 2014 to 1,857,000 by 2029). At the other end of the spectrum, the pre-school population (ages 0–4) is also projected to gain some over time (e.g., from 533,000 in 2014 to 573,000 in 2029).

The school-age population, however, shown approximately in Table I-16 by the age 5–19 cohort, is projected to decline over time in New Jersey (e.g., from 1,702,000 in 2014 to 1,686,000 by 2029). Within this 5–19 year cohort (roughly "school age"), the younger age cohort (5–9 years) is expected to grow over 2014 to 2029, but this is more than offset by a projected noticeable decline in population in the 10–14 and 15–19 age cohorts. This roughly correlates to the projected change in public school enrollment by grade level in New Jersey that was earlier observed in Table I-14 in that the projected decline in New Jersey school enrollment is anticipated to be greater in the upper 9–12 grades as opposed to the lower pre-K to 8th grades.

New Jersey's population change is not uniform throughout the state but varies significantly by county. As is indicated in Table I-17, between 2014 and 2029, the state's geographically inner-ring and some middle-ring counties (e.g., Bergen, Hudson, and Middlesex) are projected to grow significantly in population (both all persons and the school-age population-linked 5–19 age cohort) as opposed to much slower growth or even decline in outer-ring counties. For instance, over 2014–2029, the total population is projected to decline in outer-ring Hunterdon County by 4.3 percent, and this county's school-age cohort of persons 5-19 years is projected to decline by a yet greater 35.2 percent. In contrast, in inner-ring Hudson County, the 2014–2029 total population is projected to increase by 11.7 percent, and the 5–19 age cohort is anticipated to gain by a yet greater 21.3 percent.

The above are all MACRO population forces that may affect how new development adding population and school children in practice contextually and differently affects the demand for added municipal and school services in New Jersey. These macro forces are surely not unique to New Jersey. For example, a 2017 study by the Massachusetts Metropolitan Area Planning Council (MAPC) observed that Massachusetts public school enrollment peaked in 2002, has declined since then, and the school-age children (ages 5-19) population in metropolitan Boston was projected to decline by 8 percent from 2010–2040 even as the total population was projected to increase by 13 percent.[22] Given these macro population forces, MAPC concluded: "At the district level, we observe no meaningful correlation between housing production rates and enrollment growth over a six-year period. . . . It appears that broad demographic trends, parental preferences, and housing availability now play a much larger role in enrollment growth and decline."[23] While New Jersey is surely not a mirror of Massachusetts or metropolitan Boston, the Garden State does share some of the macro population forces that MAPC observed; accordingly, we need to better think how development adding population affects actual school enrollment growth.

Beyond the macro perspective, the second lens in our tri-focal model of how development affects municipal and school services is a very different MICRO scale—what is happening in an *individual* community or *individual* school district. A micro-scale approach characterized the previously described survey of school yields in Alexandria, Virginia by housing type—a study of about 75,000 housing units in the community. Some New Jersey studies have similarly focused at such a detailed local level. For example, when the West Windsor-Plainboro School District (WWPSD) in New Jersey wanted to know how future development would affect enrollment in this highly rated two-community-servicing school system, it commissioned a 2013 study by a noted school demographer who considered such district and community-specific micro factors as: the actual school generation (number of pupils produced) by each individual development of different categories (single-family detached, townhouses, and apartments) as well as for both market-rate and affordable *Mount Laurel* housing in both communities (the survey encompassed 8,936 housing units in West Windsor and 9,500 housing units in Plainsboro); how these school yields differed by length of

We need to better think how development adding population affects actual school enrollment growth

22. Tim Reardon and Sarah Philbrick, "The Waning Influence on Public School Enrollment in Massachusetts." MAPC Research Brief, October 2017, Metropolitan Area Planning Council, p.1.

23. Ibid., p.1.

housing occupancy (e.g., over time the school pupil generation in single-family detached homes declined as households aged into "empty-nesters"); anticipated future development in each community by magnitude and category (single-family detached, townhouses, and apartments, and market rate/*Mount Laurel*); observed detailed past trends of enrollment by each grade in the WWPSD (yielding individual grade cohort survival ratios); and much more community-specific information characteristic of a micro-level analysis.[24]

The 2013 study found that newer West-Windsor single-family detached (SFD) homes generated 1.03 to 1.29 students per unit and that all the SFD homes in this community, newer and older, had an average 0.73 student yield. (The SFD yield went down as length of SFD ownership increased due to the "empty-nester" effect.) Similarly, newer SFDs in Plainsboro generated 1.05 to 1.31 students per unit compared with an overall average of 0.88 per home for all of the SFDs in this community, newer and older. Combined newer and older condominiums and townhouses in West Windsor generated 0.50 students per unit, almost identical to the 0.49 yield for these type homes in Plainsboro. The 2013 study also calculated students generated in rental apartments in both West Windsor and Plainsboro.

An earlier 2007 study[25] in the West Windsor–Plainsboro School District (WWPSD) surveyed 10,120 housing units in West Windsor and Plainsboro (4,154 condominiums and townhouses, and 5,966 apartments). Based on that survey and other research, it offered a matrix of demographic multipliers for rental apartments and owned multifamily units (combined condominiums and townhouses), both market-rate and affordable, in the WWPSD. The multipliers varied by housing type, presence or absence of affordable housing, and whether or not the housing was "child-friendly." The latter condition was characterized by numerous factors, including both location (housing within walking distance to elementary school and whether located east or west of U.S. Route 1, a major arterial in the area) and housing development amenities (playgrounds, swimming pools, and tennis courts). For example, the student generation per market-priced condominium/townhouse unit was suggested at 0.5 in a child-friendly development versus 0.3 for such housing that was not so child-supportive. For rental apartments with affordable housing, the suggested yield was 0.5 (child-friendly) and 0.3 (not child-friendly). For market-rate rental apartments, the suggested student yield was 0.2, and no differentiation was made for the presence or

24. Richard Grip, "Demographic Study for the West-Windsor-Plainsboro School District," January 2013.

25. Stan Katz, "Presentation by School Board Liaison to Council on Effects that Redevelopment Will Have on the School District," February 8, 2007.

absence of the child-friendly characteristics. The student demographics cited above in the 2013 and 2007 WWPSD studies should *not* be generalized to other areas because they reflect specific local conditions in that school district and the two host communities of West Windsor and Plainsboro.

The detailed local focus is the raison d'être of the micro approach. Increasingly, "big data" studies of the actual student yield of all or many of the housing units in a given community are being conducted (e.g., 4,132 housing units studied in Bernards Township, New Jersey and 1,408 housing units examined in Haddonfield, New Jersey).[26] A micro-focused analysis, such as the studies cited above, with local survey of thousands if not tens of thousands of the occupied housing units in a given community with respect to school children generation, enhances our knowledge of how new development impacts a specific jurisdiction. The specific jurisdiction dynamic is important because even after controlling for housing type, size, value, tenure, and other characteristics, different communities may very well experience different population outcomes from development. The same price and size housing unit, whether owned or rental, may very likely have a different household size and school-children generation in, say, a "Manhattan-oriented" housing development in Jersey City versus development in the newer suburbs of West Windsor and Plainsboro. Insights into such idiosyncratic demographic differences by community and housing market are afforded by the micro-focused approach.

The final lens in our tri-focal model we term MID-RANGE. It does not look as broadly or long-term as the MACRO, nor does it have the microscopic individual community focus of the MICRO model. Instead, it consists of the observed characteristics of housing in a region or state with respect to the total number of persons in a housing unit and the profile of that population, such as school-age and public school children. These are demographic multipliers, and characterizing this MID-RANGE development-impact perspective is quantification of the population effects of development by articulating current and accurate demographic multipliers. This demographic multiplier MID-RANGE model context has been the framework for the current study. While the demographic multiplier framework is useful and has been long used in the planning profession, we should not forget that it is just "one lens" in the tri-focal model framework. Demographers, planners, and others, including the current study's authors, need in the future to better holistically integrate the "three-lens" approach in considering the impacts of development.

Demographers, planners, and others need to better holistically integrate the "three-lens" approach in considering the impacts of development

26. Richard Grip, "Demographic Study for the Bernards Township School District," December 2017; and Richard Grip, "Demographic Study for the Haddonfield Public Schools," June 2014.

Part Two

NEW JERSEY DEMOGRAPHIC MULTIPLIERS

Statewide Residential Multipliers

Statewide New Jersey

Part Two

NEW JERSEY DEMOGRAPHIC MULTIPLIER DATA

—

A. NEWER HOUSING UNITS, BUILT 2000–2016
(from 2012–2016 American Community Survey [ACS])

TABLES

†In a few isolated cases in Table II-A-5 and Table II-A-6, standard error and other statistical data are not presented. We used the replicate weights to construct the standard errors. For the zero-count cells, the formula has a zero in the denominator of a fraction, hence the missing values.

TABLE II-A-1. STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PERSONS	AGE 0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
Single-Family Detached (Own/Rent), 2 BR										
All Values		1.830	0.039	0.060	0.119	0.064	0.122	0.310	0.665	0.451
Below Median	$284,000	1.782	0.065	0.080	0.174	0.091	0.111	0.275	0.539	0.448
Above Median	$284,000	1.880	0.013	0.039	0.063	0.036	0.133	0.346	0.794	0.455
Single-Family Detached (Own/Rent), 3 BR										
All Values		2.762	0.169	0.446	0.471	0.420	0.344	0.355	0.382	0.177
Below Median	$304,000	2.898	0.205	0.518	0.609	0.487	0.362	0.322	0.262	0.132
Above Median	$304,000	2.606	0.127	0.362	0.312	0.342	0.322	0.392	0.519	0.228
Single-Family Detached (Own/Rent), 4-5 BR										
All Values		3.780	0.266	1.044	0.548	0.651	0.692	0.329	0.170	0.079
Below Median	$506,000	3.837	0.288	1.031	0.655	0.674	0.647	0.300	0.165	0.076
Above Median	$506,000	3.719	0.243	1.057	0.433	0.627	0.740	0.360	0.177	0.082
Single-Family Attached (Own/Rent), 2 BR										
All Values		2.311	0.218	0.274	0.499	0.420	0.270	0.272	0.216	0.142
Below Median	$238,000	2.265	0.226	0.302	0.634	0.345	0.219	0.272	0.172	0.094
Above Median	$238,000	2.359	0.209	0.245	0.361	0.498	0.321	0.272	0.261	0.191
Single-Family Attached (Own/Rent), 3 BR										
All Values		3.002	0.301	0.572	0.675	0.547	0.363	0.316	0.162	0.065
Below Median	$283,000	3.241	0.344	0.735	0.841	0.528	0.378	0.255	0.108	0.053
Above Median	$283,000	2.755	0.258	0.403	0.504	0.566	0.348	0.379	0.219	0.078
2-4 Units (Own/Rent), 0-1 BR										
All Values		2.003	0.180	0.212	0.732	0.333	0.211	0.169	0.078	0.089
Below Median	$114,000	1.770	0.174	0.150	0.687	0.271	0.163	0.168	0.095	0.063
Above Median	$114,000	2.246	0.186	0.277	0.779	0.398	0.261	0.170	0.059	0.117
2-4 Units (Own/Rent), 2 BR										
All Values		2.829	0.349	0.501	0.827	0.477	0.297	0.228	0.095	0.055
Below Median	$145,000	2.877	0.412	0.520	0.926	0.436	0.288	0.198	0.058	0.039
Above Median	$145,000	2.779	0.283	0.480	0.723	0.520	0.305	0.260	0.135	0.073
2-4 Units (Own/Rent), 3 BR										
All Values		3.707	0.372	0.841	1.102	0.565	0.465	0.233	0.090	0.039
Below Median	$178,000	3.678	0.363	0.920	1.126	0.501	0.451	0.207	0.079	0.031
Above Median	$178,000	3.738	0.382	0.759	1.077	0.631	0.480	0.260	0.102	0.047

TABLE II-A-1. STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS / VALUE/TENURE		TOTAL PERSONS	AGE 0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
5-49 Units (Own), 0-1 BR										
All Values		1.352	0.031	0.012	0.314	0.377	0.189	0.081	0.193	0.155
Below Median	$210,000	1.254	0.000	0.021	0.063	0.340	0.216	0.099	0.280	0.234
Above Median	$210,000	1.475	0.070	0.000	0.631	0.423	0.154	0.059	0.084	0.055
5-49 Units (Own), 2 BR										
All Values		1.796	0.104	0.086	0.356	0.280	0.164	0.192	0.355	0.259
Below Median	$289,000	1.711	0.101	0.096	0.367	0.275	0.173	0.188	0.291	0.219
Above Median	$289,000	1.889	0.107	0.074	0.344	0.285	0.154	0.197	0.424	0.303
5-49 Units (Own), 3 BR										
All Values		2.362	0.184	0.325	0.521	0.394	0.372	0.291	0.158	0.117
Below Median	$303,000	2.207	0.190	0.207	0.639	0.336	0.305	0.279	0.098	0.153
Above Median	$303,000	2.554	0.176	0.471	0.377	0.465	0.454	0.307	0.232	0.072
5-49 Units (Rent), 0-1 BR										
All Values		1.568	0.064	0.127	0.507	0.218	0.173	0.190	0.144	0.147
Below Median	$119,000	1.479	0.054	0.111	0.340	0.165	0.224	0.242	0.184	0.157
Above Median	$119,000	1.662	0.074	0.143	0.681	0.272	0.118	0.135	0.102	0.136
5-49 Units (Rent), 2 BR										
All Values		2.512	0.263	0.368	0.865	0.420	0.245	0.170	0.101	0.080
Below Median	$185,000	2.660	0.314	0.492	0.847	0.411	0.283	0.161	0.091	0.060
Above Median	$185,000	2.359	0.211	0.239	0.882	0.430	0.206	0.180	0.112	0.100
5-49 Units (Rent), 3 BR										
All Values		3.571	0.351	0.995	1.043	0.609	0.351	0.157	0.056	0.010
Below Median	$178,000	3.722	0.454	1.202	0.886	0.643	0.304	0.136	0.078	0.019
Above Median	$178,000	3.406	0.238	0.767	1.215	0.571	0.403	0.181	0.031	0.000
50+ Units (Own), 0-1 BR										
All Values		1.318	0.062	0.003	0.339	0.336	0.073	0.096	0.089	0.319
Below Median	$314,000	1.206	0.049	0.000	0.195	0.226	0.041	0.075	0.078	0.540
Above Median	$314,000	1.443	0.077	0.007	0.497	0.457	0.108	0.120	0.102	0.075
50+ Units (Own), 2 BR										
All Values		2.011	0.207	0.078	0.469	0.417	0.164	0.193	0.146	0.337
Below Median	$500,000	1.689	0.079	0.022	0.256	0.169	0.098	0.237	0.224	0.605
Above Median	$500,000	2.356	0.345	0.138	0.698	0.684	0.235	0.147	0.061	0.048
50+ Units (Own), 3 BR										
All Values		2.944	0.524	0.212	0.499	0.795	0.186	0.313	0.344	0.070
Below Median	$836,000	3.007	0.516	0.127	0.626	0.683	0.182	0.374	0.387	0.112
Above Median	$836,000	2.840	0.537	0.352	0.291	0.980	0.193	0.213	0.275	0.000
50+ Units (Rent), 0-1 BR										
All Values		1.392	0.041	0.020	0.505	0.185	0.086	0.106	0.159	0.291
Below Median	$178,000	1.236	0.029	0.032	0.176	0.047	0.068	0.150	0.287	0.447
Above Median	$178,000	1.551	0.052	0.008	0.840	0.326	0.103	0.062	0.028	0.132
50+ Units (Rent), 2 BR										
All Values		2.243	0.178	0.148	0.896	0.398	0.162	0.129	0.111	0.221
Below Median	$281,000	2.134	0.101	0.198	0.764	0.257	0.168	0.153	0.171	0.322
Above Median	$281,000	2.355	0.257	0.096	1.032	0.543	0.155	0.105	0.049	0.118
50+ Units (Rent), 3 BR										
All Values		3.480	0.335	0.654	1.290	0.459	0.401	0.214	0.112	0.016
Below Median	$316,000	3.627	0.372	0.933	1.388	0.525	0.328	0.048	0.033	0.000
Above Median	$316,000	3.289	0.287	0.289	1.161	0.373	0.498	0.430	0.215	0.036

TABLE II-A-1. STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS / VALUE/TENURE		TOTAL PERSONS	AGE 0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
All Housing Types (Own) 0-1 BR										
All Values		1.417	0.053	0.033	0.308	0.321	0.155	0.105	0.162	0.279
Below Median	$261,000	1.324	0.046	0.010	0.168	0.212	0.172	0.095	0.208	0.414
Above Median	$261,000	1.519	0.062	0.060	0.462	0.441	0.137	0.117	0.111	0.131
All Housing Types (Own) 2 BR										
All Values		1.912	0.094	0.095	0.242	0.225	0.170	0.275	0.464	0.349
Below Median	$304,000	1.776	0.063	0.100	0.205	0.165	0.153	0.260	0.445	0.385
Above Median	$304,000	2.059	0.126	0.089	0.282	0.289	0.187	0.291	0.484	0.311
All Housing Types (Own) 3 BR										
All Values		2.750	0.193	0.426	0.476	0.457	0.364	0.366	0.321	0.148
Below Median	$329,000	2.822	0.197	0.474	0.563	0.488	0.406	0.322	0.245	0.127
Above Median	$329,000	2.676	0.189	0.375	0.385	0.424	0.321	0.412	0.400	0.170
All Housing Types (Own) 4-5 BR										
All Values		3.752	0.258	1.033	0.533	0.648	0.688	0.337	0.172	0.082
Below Median	$507,000	3.813	0.278	1.027	0.624	0.675	0.653	0.309	0.167	0.080
Above Median	$507,000	3.684	0.237	1.040	0.434	0.617	0.726	0.368	0.178	0.083
All Housing Types (Rent) 0-1 BR										
All Values		1.544	0.072	0.086	0.536	0.220	0.136	0.148	0.139	0.207
Below Median	$129,000	1.442	0.069	0.094	0.326	0.135	0.143	0.199	0.224	0.251
Above Median	$129,000	1.648	0.076	0.077	0.747	0.305	0.130	0.097	0.054	0.162
All Housing Types (Rent) 2 BR										
All Values		2.527	0.271	0.347	0.862	0.426	0.235	0.177	0.102	0.107
Below Median	$178,000	2.674	0.319	0.492	0.820	0.399	0.252	0.187	0.104	0.101
Above Median	$178,000	2.380	0.223	0.203	0.904	0.454	0.217	0.167	0.100	0.113
All Housing Types (Rent) 3 BR										
All Values		3.663	0.394	0.902	1.124	0.573	0.387	0.185	0.075	0.023
Below Median	$180,000	3.706	0.393	1.012	1.112	0.556	0.339	0.184	0.079	0.032
Above Median	$180,000	3.619	0.396	0.790	1.137	0.589	0.435	0.187	0.072	0.013

TABLE II-A-2. STATEWIDE NEW JERSEY.
SCHOOL-AGE CHILDREN (SAC) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL SAC	GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
Single-Family Detached (Own/Rent), 2 BR					
All Values		0.060	0.031	0.015	0.015
Below Median	$284,000	0.080	0.039	0.020	0.021
Above Median	$284,000	0.039	0.022	0.009	0.008
Single-Family Detached (Own/Rent), 3 BR					
All Values		0.446	0.222	0.105	0.118
Below Median	$304,000	0.518	0.254	0.119	0.145
Above Median	$304,000	0.362	0.185	0.090	0.088
Single-Family Detached (Own/Rent), 4-5 BR					
All Values		1.044	0.481	0.259	0.304
Below Median	$506,000	1.031	0.496	0.255	0.280
Above Median	$506,000	1.057	0.465	0.262	0.330
Single-Family Attached (Own/Rent), 2 BR					
All Values		0.274	0.164	0.042	0.068
Below Median	$238,000	0.302	0.168	0.058	0.076
Above Median	$238,000	0.245	0.159	0.026	0.061
Single-Family Attached (Own/Rent), 3 BR					
All Values		0.572	0.315	0.126	0.131
Below Median	$283,000	0.735	0.389	0.153	0.193
Above Median	$283,000	0.403	0.238	0.099	0.066
2-4 Units (Own/Rent), 0-1 BR					
All Values		0.212	0.110	0.046	0.057
Below Median	$114,000	0.150	0.117	0.026	0.008
Above Median	$114,000	0.277	0.102	0.067	0.107
2-4 Units (Own/Rent), 2 BR					
All Values		0.501	0.259	0.099	0.144
Below Median	$145,000	0.520	0.277	0.118	0.125
Above Median	$145,000	0.480	0.240	0.078	0.163
2-4 Units (Own/Rent), 3 BR					
All Values		0.841	0.402	0.209	0.230
Below Median	$178,000	0.920	0.434	0.247	0.240
Above Median	$178,000	0.759	0.370	0.169	0.220

TABLE II-A-2. STATEWIDE NEW JERSEY.
SCHOOL-AGE CHILDREN (SAC) (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL SAC	GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
5-49 Units (Own), 0-1 BR					
All Values		0.012	0.012	0.000	0.000
Below Median	$210,000	0.021	0.021	0.000	0.000
Above Median	$210,000	0.000	0.000	0.000	0.000
5-49 Units (Own), 2 BR					
All Values		0.086	0.062	0.015	0.008
Below Median	$289,000	0.096	0.063	0.017	0.016
Above Median	$289,000	0.074	0.062	0.013	0.000
5-49 Units (Own), 3 BR					
All Values		0.325	0.193	0.021	0.112
Below Median	$303,000	0.207	0.026	0.026	0.155
Above Median	$303,000	0.471	0.398	0.015	0.058
5-49 Units (Rent), 0-1 BR					
All Values		0.127	0.058	0.020	0.048
Below Median	$119,000	0.111	0.051	0.015	0.045
Above Median	$119,000	0.143	0.065	0.026	0.051
5-49 Units (Rent), 2 BR					
All Values		0.368	0.220	0.057	0.090
Below Median	$185,000	0.492	0.270	0.092	0.130
Above Median	$185,000	0.239	0.169	0.022	0.048
5-49 Units (Rent), 3 BR					
All Values		0.995	0.478	0.245	0.271
Below Median	$178,000	1.202	0.511	0.353	0.338
Above Median	$178,000	0.767	0.442	0.128	0.197
50+ Units (Own), 0-1 BR					
All Values		0.003	0.003	0.000	0.000
Below Median	$314,000	0.000	0.000	0.000	0.000
Above Median	$314,000	0.007	0.007	0.000	0.000
50+ Units (Own), 2 BR					
All Values		0.078	0.070	0.005	0.004
Below Median	$500,000	0.022	0.006	0.009	0.007
Above Median	$500,000	0.138	0.138	0.000	0.000
50+ Units (Own), 3 BR					
All Values		0.212	0.212	0.000	0.000
Below Median	$836,000	0.127	0.127	0.000	0.000
Above Median	$836,000	0.352	0.352	0.000	0.000
50+ Units (Rent), 0-1 BR					
All Values		0.020	0.013	0.004	0.003
Below Median	$178,000	0.032	0.020	0.006	0.006
Above Median	$178,000	0.008	0.005	0.002	0.000
50+ Units (Rent), 2 BR					
All Values		0.148	0.072	0.028	0.048
Below Median	$281,000	0.198	0.084	0.042	0.072
Above Median	$281,000	0.096	0.059	0.014	0.023
50+ Units (Rent), 3 BR					
All Values		0.654	0.268	0.178	0.209
Below Median	$316,000	0.933	0.381	0.219	0.334
Above Median	$316,000	0.289	0.120	0.125	0.044

TABLE II-A-2. STATEWIDE NEW JERSEY.
SCHOOL-AGE CHILDREN (SAC) (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL SAC	GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
All Housing Types (Own) 0-1 BR					
All Values		0.033	0.013	0.009	0.011
Below Median	$261,000	0.010	0.006	0.000	0.004
Above Median	$261,000	0.060	0.022	0.019	0.019
All Housing Types (Own) 2 BR					
All Values		0.095	0.063	0.012	0.020
Below Median	$304,000	0.100	0.063	0.014	0.023
Above Median	$304,000	0.089	0.064	0.009	0.017
All Housing Types (Own) 3 BR					
All Values		0.426	0.229	0.094	0.103
Below Median	$329,000	0.474	0.248	0.103	0.123
Above Median	$329,000	0.375	0.209	0.084	0.082
All Housing Types (Own) 4-5 BR					
All Values		1.033	0.478	0.256	0.299
Below Median	$507,000	1.027	0.495	0.252	0.280
Above Median	$507,000	1.040	0.459	0.260	0.320
All Housing Types (Rent) 0-1 BR					
All Values		0.086	0.043	0.016	0.027
Below Median	$129,000	0.094	0.052	0.016	0.026
Above Median	$129,000	0.077	0.034	0.015	0.027
All Housing Types (Rent) 2 BR					
All Values		0.347	0.189	0.065	0.093
Below Median	$178,000	0.492	0.253	0.100	0.138
Above Median	$178,000	0.203	0.124	0.031	0.048
All Housing Types (Rent) 3 BR					
All Values		0.902	0.430	0.224	0.249
Below Median	$180,000	1.012	0.464	0.259	0.289
Above Median	$180,000	0.790	0.394	0.188	0.208

TABLE II-A-3. STATEWIDE NEW JERSEY.
PUBLIC SCHOOL CHILDREN (PSC) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
Single-Family Detached (Own/Rent), 2 BR					
All Values		0.052	0.027	0.012	0.013
Below Median	$284,000	0.071	0.035	0.018	0.018
Above Median	$284,000	0.033	0.019	0.007	0.008
Single-Family Detached (Own/Rent), 3 BR					
All Values		0.385	0.187	0.095	0.104
Below Median	$304,000	0.453	0.216	0.108	0.129
Above Median	$304,000	0.307	0.153	0.079	0.074
Single-Family Detached (Own/Rent), 4-5 BR					
All Values		0.848	0.381	0.219	0.248
Below Median	$506,000	0.851	0.397	0.219	0.235
Above Median	$506,000	0.846	0.364	0.220	0.261
Single-Family Attached (Own/Rent), 2 BR					
All Values		0.226	0.126	0.037	0.062
Below Median	$238,000	0.258	0.128	0.054	0.076
Above Median	$238,000	0.193	0.125	0.020	0.048
Single-Family Attached (Own/Rent), 3 BR					
All Values		0.477	0.246	0.112	0.118
Below Median	$283,000	0.630	0.318	0.141	0.172
Above Median	$283,000	0.318	0.173	0.083	0.062
2-4 Units (Own/Rent), 0-1 BR					
All Values		0.175	0.092	0.033	0.050
Below Median	$114,000	0.103	0.086	0.009	0.008
Above Median	$114,000	0.251	0.098	0.058	0.095
2-4 Units (Own/Rent), 2 BR					
All Values		0.471	0.242	0.096	0.133
Below Median	$145,000	0.500	0.272	0.116	0.112
Above Median	$145,000	0.439	0.209	0.075	0.155
2-4 Units (Own/Rent), 3 BR					
All Values		0.760	0.361	0.193	0.206
Below Median	$178,000	0.835	0.398	0.225	0.212
Above Median	$178,000	0.681	0.322	0.159	0.200

TABLE II-A-3. STATEWIDE NEW JERSEY.
PUBLIC SCHOOL CHILDREN (PSC) (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
5-49 Units (Own), 0-1 BR					
All Values		0.012	0.012	0.000	0.000
Below Median	$210,000	0.021	0.021	0.000	0.000
Above Median	$210,000	0.000	0.000	0.000	0.000
5-49 Units (Own), 2 BR					
All Values		0.058	0.035	0.015	0.008
Below Median	$289,000	0.078	0.045	0.017	0.016
Above Median	$289,000	0.036	0.024	0.013	0.000
5-49 Units (Own), 3 BR					
All Values		0.221	0.088	0.021	0.112
Below Median	$303,000	0.207	0.026	0.026	0.155
Above Median	$303,000	0.237	0.164	0.015	0.058
5-49 Units (Rent), 0-1 BR					
All Values		0.127	0.058	0.020	0.048
Below Median	$119,000	0.111	0.051	0.015	0.045
Above Median	$119,000	0.143	0.065	0.026	0.051
5-49 Units (Rent), 2 BR					
All Values		0.339	0.198	0.057	0.083
Below Median	$185,000	0.477	0.255	0.092	0.130
Above Median	$185,000	0.196	0.140	0.022	0.034
5-49 Units (Rent), 3 BR					
All Values		0.821	0.346	0.232	0.242
Below Median	$178,000	1.018	0.385	0.337	0.297
Above Median	$178,000	0.604	0.304	0.117	0.183
50+ Units (Own), 0-1 BR					
All Values		0.003	0.003	0.000	0.000
Below Median	$314,000	0.000	0.000	0.000	0.000
Above Median	$314,000	0.007	0.007	0.000	0.000
50+ Units (Own), 2 BR					
All Values		0.039	0.034	0.005	0.000
Below Median	$500,000	0.009	0.000	0.009	0.000
Above Median	$500,000	0.071	0.071	0.000	0.000
50+ Units (Own), 3 BR					
All Values		0.074	0.074	0.000	0.000
Below Median	$836,000	0.082	0.082	0.000	0.000
Above Median	$836,000	0.061	0.061	0.000	0.000
50+ Units (Rent), 0-1 BR					
All Values		0.018	0.011	0.004	0.003
Below Median	$178,000	0.032	0.020	0.006	0.006
Above Median	$178,000	0.004	0.003	0.001	0.000
50+ Units (Rent), 2 BR					
All Values		0.130	0.065	0.027	0.038
Below Median	$281,000	0.193	0.084	0.042	0.067
Above Median	$281,000	0.065	0.045	0.011	0.009
50+ Units (Rent), 3 BR					
All Values		0.614	0.227	0.178	0.209
Below Median	$316,000	0.896	0.343	0.219	0.334
Above Median	$316,000	0.245	0.076	0.125	0.044

TABLE II-A-3. STATEWIDE NEW JERSEY.
PUBLIC SCHOOL CHILDREN (PSC) (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
All Housing Types (Own) 0-1 BR					
All Values		0.030	0.010	0.009	0.011
Below Median	$261,000	0.010	0.006	0.000	0.004
Above Median	$261,000	0.052	0.015	0.019	0.019
All Housing Types (Own) 2 BR					
All Values		0.073	0.043	0.011	0.019
Below Median	$304,000	0.084	0.048	0.014	0.022
Above Median	$304,000	0.061	0.039	0.006	0.016
All Housing Types (Own) 3 BR					
All Values		0.352	0.180	0.082	0.090
Below Median	$329,000	0.399	0.201	0.093	0.106
Above Median	$329,000	0.303	0.157	0.072	0.074
All Housing Types (Own) 4-5 BR					
All Values		0.830	0.371	0.215	0.244
Below Median	$507,000	0.832	0.386	0.212	0.234
Above Median	$507,000	0.827	0.355	0.218	0.254
All Housing Types (Rent) 0-1 BR					
All Values		0.079	0.040	0.014	0.026
Below Median	$129,000	0.087	0.047	0.014	0.026
Above Median	$129,000	0.072	0.033	0.013	0.026
All Housing Types (Rent) 2 BR					
All Values		0.317	0.172	0.063	0.083
Below Median	$178,000	0.466	0.238	0.097	0.130
Above Median	$178,000	0.168	0.104	0.028	0.035
All Housing Types (Rent) 3 BR					
All Values		0.805	0.369	0.210	0.226
Below Median	$180,000	0.897	0.404	0.238	0.256
Above Median	$180,000	0.711	0.334	0.181	0.196

TABLE II-A-4. STATEWIDE NEW JERSEY.
STATISTICS FOR TOTAL PERSONS (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PERSONS	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
Single-Family Detached (Own/Rent), 2 BR							
All Values		1.830	21,092	0.092	1.680	1.981	8%
Below Median	$284,000	1.782	10,680	0.146	1.541	2.022	13%
Above Median	$284,000	1.880	10,412	0.121	1.681	2.079	11%
Single-Family Detached (Own/Rent), 3 BR							
All Values		2.762	40,087	0.102	2.594	2.931	6%
Below Median	$304,000	2.898	21,461	0.154	2.644	3.151	9%
Above Median	$304,000	2.606	18,626	0.133	2.387	2.825	8%
Single-Family Detached (Own/Rent), 4-5 BR							
All Values		3.780	94,104	0.096	3.623	3.937	4%
Below Median	$506,000	3.837	48,639	0.131	3.622	4.052	6%
Above Median	$506,000	3.719	45,465	0.126	3.511	3.926	6%
Single-Family Attached (Own/Rent), 2 BR							
All Values		2.311	14,175	0.164	2.041	2.582	12%
Below Median	$238,000	2.265	7,186	0.216	1.910	2.620	16%
Above Median	$238,000	2.359	6,989	0.224	1.990	2.727	16%
Single-Family Attached (Own/Rent), 3 BR							
All Values		3.002	25,820	0.160	2.739	3.265	9%
Below Median	$283,000	3.241	13,115	0.252	2.826	3.655	13%
Above Median	$283,000	2.755	12,705	0.165	2.484	3.026	10%
2-4 Units (Own/Rent), 0-1 BR							
All Values		2.003	6,283	0.224	1.635	2.372	18%
Below Median	$114,000	1.770	3,211	0.297	1.282	2.259	28%
Above Median	$114,000	2.246	3,072	0.355	1.662	2.831	26%
2-4 Units (Own/Rent), 2 BR							
All Values		2.829	12,163	0.231	2.450	3.209	13%
Below Median	$145,000	2.877	6,234	0.344	2.311	3.442	20%
Above Median	$145,000	2.779	5,929	0.308	2.272	3.285	18%
2-4 Units (Own/Rent), 3 BR							
All Values		3.707	16,066	0.196	3.385	4.030	9%
Below Median	$178,000	3.678	8,194	0.279	3.220	4.136	12%
Above Median	$178,000	3.738	7,872	0.282	3.273	4.202	12%

TABLE II-A-4. STATEWIDE NEW JERSEY.
STATISTICS FOR TOTAL PERSONS (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PERSONS	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
5-49 Units (Own), 0-1 BR							
All Values		1.352	1,427	0.255	0.933	1.771	31%
Below Median	$210,000	1.254	796	0.296	0.768	1.740	39%
Above Median	$210,000	1.475	631	0.436	0.758	2.193	49%
5-49 Units (Own), 2 BR							
All Values		1.796	8,722	0.133	1.577	2.015	12%
Below Median	$289,000	1.711	4,527	0.193	1.393	2.028	19%
Above Median	$289,000	1.889	4,195	0.171	1.607	2.170	15%
5-49 Units (Own), 3 BR							
All Values		2.362	1,832	0.459	1.607	3.117	32%
Below Median	$303,000	2.207	1,010	0.576	1.260	3.154	43%
Above Median	$303,000	2.554	822	0.715	1.378	3.729	46%
5-49 Units (Rent), 0-1 BR							
All Values		1.568	14,976	0.112	1.384	1.753	12%
Below Median	$119,000	1.479	7,659	0.152	1.229	1.729	17%
Above Median	$119,000	1.662	7,317	0.161	1.397	1.927	16%
5-49 Units (Rent), 2 BR							
All Values		2.512	17,340	0.166	2.239	2.785	11%
Below Median	$185,000	2.660	8,812	0.247	2.254	3.066	15%
Above Median	$185,000	2.359	8,528	0.211	2.012	2.706	15%
5-49 Units (Rent), 3 BR							
All Values		3.571	4,567	0.488	2.768	4.375	22%
Below Median	$178,000	3.722	2,389	0.693	2.582	4.863	31%
Above Median	$178,000	3.406	2,178	0.794	2.100	4.712	38%
50+ Units (Own), 0-1 BR							
All Values		1.318	3,215	0.169	1.040	1.596	21%
Below Median	$314,000	1.206	1,688	0.214	0.853	1.558	29%
Above Median	$314,000	1.443	1,527	0.250	1.031	1.854	29%
50+ Units (Own), 2 BR							
All Values		2.011	5,494	0.185	1.707	2.314	15%
Below Median	$500,000	1.689	2,847	0.214	1.337	2.042	21%
Above Median	$500,000	2.356	2,647	0.320	1.829	2.883	22%
50+ Units (Own), 3 BR							
All Values		2.944	645	0.760	1.694	4.195	42%
Below Median	$836,000	3.007	401	0.990	1.379	4.636	54%
Above Median	$836,000	2.840	244	1.290	0.717	4.963	75%
50+ Units (Rent), 0-1 BR							
All Values		1.392	21,174	0.074	1.269	1.514	9%
Below Median	$178,000	1.236	10,680	0.096	1.077	1.394	13%
Above Median	$178,000	1.551	10,494	0.119	1.355	1.747	13%
50+ Units (Rent), 2 BR							
All Values		2.243	12,418	0.170	1.963	2.522	12%
Below Median	$281,000	2.134	6,295	0.211	1.787	2.481	16%
Above Median	$281,000	2.355	6,123	0.223	1.987	2.722	16%
50+ Units (Rent), 3 BR							
All Values		3.480	1,405	0.700	2.328	4.632	33%
Below Median	$316,000	3.627	796	1.105	1.809	5.445	50%
Above Median	$316,000	3.289	609	0.920	1.775	4.803	46%

TABLE II-A-4. STATEWIDE NEW JERSEY.
STATISTICS FOR TOTAL PERSONS (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PERSONS	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
All Housing Types (Own) 0-1 BR							
All Values		1.417	5,716	0.127	1.208	1.626	15%
Below Median	$261,000	1.324	2,997	0.186	1.019	1.629	23%
Above Median	$261,000	1.519	2,719	0.177	1.227	1.810	19%
All Housing Types (Own) 2 BR							
All Values		1.912	44,074	0.063	1.809	2.015	5%
Below Median	$304,000	1.776	22,834	0.078	1.648	1.904	7%
Above Median	$304,000	2.059	21,240	0.107	1.883	2.234	9%
All Housing Types (Own) 3 BR							
All Values		2.750	61,365	0.079	2.620	2.881	5%
Below Median	$329,000	2.822	31,358	0.118	2.628	3.015	7%
Above Median	$329,000	2.676	30,007	0.116	2.485	2.867	7%
All Housing Types (Own) 4-5 BR							
All Values		3.752	94,997	0.099	3.589	3.915	4%
Below Median	$507,000	3.813	49,776	0.142	3.579	4.047	6%
Above Median	$507,000	3.684	45,221	0.126	3.477	3.891	6%
All Housing Types (Rent) 0-1 BR							
All Values		1.544	43,632	0.059	1.447	1.642	6%
Below Median	$129,000	1.442	21,944	0.084	1.303	1.581	10%
Above Median	$129,000	1.648	21,688	0.089	1.502	1.795	9%
All Housing Types (Rent) 2 BR							
All Values		2.527	47,330	0.104	2.356	2.698	7%
Below Median	$178,000	2.674	23,717	0.182	2.374	2.974	11%
Above Median	$178,000	2.380	23,613	0.116	2.189	2.571	8%
All Housing Types (Rent) 3 BR							
All Values		3.663	29,057	0.149	3.418	3.909	7%
Below Median	$180,000	3.706	14,636	0.219	3.346	4.066	10%
Above Median	$180,000	3.619	14,421	0.239	3.227	4.012	11%

TABLE II-A-5. STATEWIDE NEW JERSEY.
STATISTICS FOR SCHOOL-AGE CHILDREN (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL SAC	Number of Households	Standard Errors	90% Confidence Interval Low	High	Error Margin as %
Single-Family Detached (Own/Rent), 2 BR							
All Values		0.060	21,092	0.010	0.043	0.077	28%
Below Median	$284,000	0.080	10,680	0.016	0.053	0.107	34%
Above Median	$284,000	0.039	10,412	0.014	0.016	0.062	59%
Single-Family Detached (Own/Rent), 3 BR							
All Values		0.446	40,087	0.027	0.402	0.490	10%
Below Median	$304,000	0.518	21,461	0.038	0.455	0.581	12%
Above Median	$304,000	0.362	18,626	0.036	0.303	0.422	16%
Single-Family Detached (Own/Rent), 4-5 BR							
All Values		1.044	94,104	0.031	0.993	1.095	5%
Below Median	$506,000	1.031	48,639	0.043	0.961	1.101	7%
Above Median	$506,000	1.057	45,465	0.047	0.981	1.134	7%
Single-Family Attached (Own/Rent), 2 BR							
All Values		0.274	14,175	0.036	0.215	0.333	22%
Below Median	$238,000	0.302	7,186	0.054	0.214	0.391	29%
Above Median	$238,000	0.245	6,989	0.045	0.171	0.319	30%
Single-Family Attached (Own/Rent), 3 BR							
All Values		0.572	25,820	0.044	0.499	0.644	13%
Below Median	$283,000	0.735	13,115	0.079	0.605	0.866	18%
Above Median	$283,000	0.403	12,705	0.039	0.339	0.467	16%
2-4 Units (Own/Rent), 0-1 BR							
All Values		0.212	6,283	0.040	0.147	0.278	31%
Below Median	$114,000	0.150	3,211	0.053	0.063	0.238	58%
Above Median	$114,000	0.277	3,072	0.070	0.162	0.392	42%
2-4 Units (Own/Rent), 2 BR							
All Values		0.501	12,163	0.065	0.394	0.607	21%
Below Median	$145,000	0.520	6,234	0.099	0.358	0.683	31%
Above Median	$145,000	0.480	5,929	0.079	0.351	0.610	27%
2-4 Units (Own/Rent), 3 BR							
All Values		0.841	16,066	0.055	0.751	0.932	11%
Below Median	$178,000	0.920	8,194	0.090	0.772	1.068	16%
Above Median	$178,000	0.759	7,872	0.074	0.637	0.881	16%

TABLE II-A-5. STATEWIDE NEW JERSEY.
STATISTICS FOR SCHOOL-AGE CHILDREN (Continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL SAC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
5-49 Units (Own), 0-1 BR							
All Values		0.012	1,427	0.013	-0.010	0.034	186%
Below Median	$210,000	0.021	796	0.024	-0.018	0.061	186%
Above Median	$210,000	0.000	631				
5-49 Units (Own), 2 BR							
All Values		0.086	8,722	0.019	0.054	0.117	37%
Below Median	$289,000	0.096	4,527	0.027	0.051	0.141	46%
Above Median	$289,000	0.074	4,195	0.027	0.030	0.118	59%
5-49 Units (Own), 3 BR							
All Values		0.325	1,832	0.119	0.129	0.522	60%
Below Median	$303,000	0.207	1,010	0.106	0.033	0.381	84%
Above Median	$303,000	0.471	822	0.221	0.107	0.835	77%
5-49 Units (Rent), 0-1 BR							
All Values		0.127	14,976	0.023	0.090	0.164	29%
Below Median	$119,000	0.111	7,659	0.030	0.062	0.160	44%
Above Median	$119,000	0.143	7,317	0.037	0.082	0.204	43%
5-49 Units (Rent), 2 BR							
All Values		0.368	17,340	0.040	0.302	0.433	18%
Below Median	$185,000	0.492	8,812	0.066	0.384	0.600	22%
Above Median	$185,000	0.239	8,528	0.042	0.170	0.308	29%
5-49 Units (Rent), 3 BR							
All Values		0.995	4,567	0.155	0.740	1.250	26%
Below Median	$178,000	1.202	2,389	0.258	0.777	1.626	35%
Above Median	$178,000	0.767	2,178	0.210	0.421	1.113	45%
50+ Units (Own), 0-1 BR							
All Values		0.003	3,215	0.004	-0.002	0.009	171%
Below Median	$314,000	0.000	1,688	.	.	.	.
Above Median	$314,000	0.007	1,527	0.007	-0.005	0.020	171%
50+ Units (Own), 2 BR							
All Values		0.078	5,494	0.024	0.038	0.117	51%
Below Median	$500,000	0.022	2,847	0.014	-0.002	0.046	109%
Above Median	$500,000	0.138	2,647	0.048	0.059	0.218	57%
50+ Units (Own), 3 BR							
All Values		0.212	645	0.109	0.033	0.392	85%
Below Median	$836,000	0.127	401	0.096	-0.031	0.286	125%
Above Median	$836,000	0.352	244	0.256	-0.069	0.774	120%
50+ Units (Rent), 0-1 BR							
All Values		0.020	21,174	0.006	0.009	0.030	52%
Below Median	$178,000	0.032	10,680	0.012	0.012	0.051	61%
Above Median	$178,000	0.008	10,494	0.004	0.002	0.014	77%
50+ Units (Rent), 2 BR							
All Values		0.148	12,418	0.027	0.104	0.192	30%
Below Median	$281,000	0.198	6,295	0.043	0.128	0.269	36%
Above Median	$281,000	0.096	6,123	0.026	0.054	0.138	44%
50+ Units (Rent), 3 BR							
All Values		0.654	1,405	0.191	0.340	0.969	48%
Below Median	$316,000	0.933	796	0.349	0.360	1.507	61%
Above Median	$316,000	0.289	609	0.152	0.039	0.539	86%

TABLE II-A-5. STATEWIDE NEW JERSEY.
STATISTICS FOR SCHOOL-AGE CHILDREN (Continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL SAC	Number of Households	Standard Errors	90% Confidence Interval Low	High	Error Margin as %
All Housing Types (Own) 0-1 BR							
All Values		0.033	5,716	0.016	0.007	0.060	80%
Below Median	$261,000	0.010	2,997	0.008	-0.004	0.023	140%
Above Median	$261,000	0.060	2,719	0.033	0.005	0.114	91%
All Housing Types (Own) 2 BR							
All Values		0.095	44,074	0.010	0.078	0.112	18%
Below Median	$304,000	0.100	22,834	0.015	0.075	0.125	25%
Above Median	$304,000	0.089	21,240	0.014	0.066	0.112	26%
All Housing Types (Own) 3 BR							
All Values		0.426	61,365	0.019	0.395	0.457	7%
Below Median	$329,000	0.474	31,358	0.030	0.425	0.523	10%
Above Median	$329,000	0.375	30,007	0.028	0.330	0.420	12%
All Housing Types (Own) 4-5 BR							
All Values		1.033	94,997	0.033	0.979	1.087	5%
Below Median	$507,000	1.027	49,776	0.046	0.952	1.103	7%
Above Median	$507,000	1.040	45,221	0.047	0.963	1.117	7%
All Housing Types (Rent) 0-1 BR							
All Values		0.086	43,632	0.010	0.069	0.103	20%
Below Median	$129,000	0.094	21,944	0.017	0.066	0.122	30%
Above Median	$129,000	0.077	21,688	0.012	0.058	0.096	25%
All Housing Types (Rent) 2 BR							
All Values		0.347	47,330	0.025	0.306	0.389	12%
Below Median	$178,000	0.492	23,717	0.045	0.418	0.565	15%
Above Median	$178,000	0.203	23,613	0.024	0.163	0.243	20%
All Housing Types (Rent) 3 BR							
All Values		0.902	29,057	0.048	0.823	0.981	9%
Below Median	$180,000	1.012	14,636	0.079	0.882	1.142	13%
Above Median	$180,000	0.790	14,421	0.069	0.676	0.904	14%

TABLE II-A-6. STATEWIDE NEW JERSEY.
STATISTICS FOR PUBLIC SCHOOL CHILDREN (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PSC	Number of Households	Standard Errors	90% Confidence Interval Low	High	Error Margin as %
Single-Family Detached (Own/Rent), 2 BR							
All Values		0.052	21,092	0.009	0.037	0.068	30%
Below Median	$284,000	0.071	10,680	0.015	0.046	0.095	35%
Above Median	$284,000	0.033	10,412	0.013	0.012	0.054	63%
Single-Family Detached (Own/Rent), 3 BR							
All Values		0.385	40,087	0.026	0.342	0.428	11%
Below Median	$304,000	0.453	21,461	0.037	0.392	0.514	13%
Above Median	$304,000	0.307	18,626	0.035	0.250	0.364	19%
Single-Family Detached (Own/Rent), 4-5 BR							
All Values		0.848	94,104	0.028	0.803	0.894	5%
Below Median	$506,000	0.851	48,639	0.039	0.787	0.915	8%
Above Median	$506,000	0.846	45,465	0.041	0.778	0.913	8%
Single-Family Attached (Own/Rent), 2 BR							
All Values		0.226	14,175	0.033	0.172	0.280	24%
Below Median	$238,000	0.258	7,186	0.048	0.179	0.336	30%
Above Median	$238,000	0.193	6,989	0.039	0.129	0.257	33%
Single-Family Attached (Own/Rent), 3 BR							
All Values		0.477	25,820	0.040	0.410	0.543	14%
Below Median	$283,000	0.630	13,115	0.073	0.511	0.750	19%
Above Median	$283,000	0.318	12,705	0.034	0.263	0.374	17%
2-4 Units (Own/Rent), 0-1 BR							
All Values		0.175	6,283	0.034	0.119	0.231	32%
Below Median	$114,000	0.103	3,211	0.037	0.042	0.164	59%
Above Median	$114,000	0.251	3,072	0.066	0.143	0.358	43%
2-4 Units (Own/Rent), 2 BR							
All Values		0.471	12,163	0.061	0.370	0.571	21%
Below Median	$145,000	0.500	6,234	0.095	0.343	0.657	31%
Above Median	$145,000	0.439	5,929	0.074	0.317	0.561	28%
2-4 Units (Own/Rent), 3 BR							
All Values		0.760	16,066	0.052	0.674	0.845	11%
Below Median	$178,000	0.835	8,194	0.085	0.695	0.975	17%
Above Median	$178,000	0.681	7,872	0.071	0.564	0.799	17%

TABLE II-A-6. STATEWIDE NEW JERSEY.
STATISTICS FOR PUBLIC SCHOOL CHILDREN (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PSC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
5-49 Units (Own), 0-1 BR							
All Values		0.012	1,427	0.013	-0.010	0.034	186%
Below Median	$210,000	0.021	796	0.024	-0.018	0.061	186%
Above Median	$210,000	0.000	631				
5-49 Units (Own), 2 BR							
All Values		0.058	8,722	0.017	0.030	0.085	47%
Below Median	$289,000	0.078	4,527	0.026	0.035	0.120	55%
Above Median	$289,000	0.036	4,195	0.020	0.003	0.070	92%
5-49 Units (Own), 3 BR							
All Values		0.221	1,832	0.075	0.097	0.344	56%
Below Median	$303,000	0.207	1,010	0.106	0.033	0.381	84%
Above Median	$303,000	0.237	822	0.092	0.086	0.389	64%
5-49 Units (Rent), 0-1 BR							
All Values		0.127	14,976	0.023	0.090	0.164	29%
Below Median	$119,000	0.111	7,659	0.030	0.062	0.160	44%
Above Median	$119,000	0.143	7,317	0.037	0.082	0.204	43%
5-49 Units (Rent), 2 BR							
All Values		0.339	17,340	0.037	0.278	0.399	18%
Below Median	$185,000	0.477	8,812	0.064	0.372	0.582	22%
Above Median	$185,000	0.196	8,528	0.039	0.131	0.260	33%
5-49 Units (Rent), 3 BR							
All Values		0.821	4,567	0.132	0.603	1.038	27%
Below Median	$178,000	1.018	2,389	0.228	0.643	1.394	37%
Above Median	$178,000	0.604	2,178	0.181	0.306	0.901	49%
50+ Units (Own), 0-1 BR							
All Values		0.003	3,215	0.004	-0.002	0.009	171%
Below Median	$314,000	0.000	1,688	.	.	.	.
Above Median	$314,000	0.007	1,527	0.007	-0.005	0.020	171%
50+ Units (Own), 2 BR							
All Values		0.039	5,494	0.018	0.009	0.069	76%
Below Median	$500,000	0.009	2,847	0.009	-0.006	0.024	167%
Above Median	$500,000	0.071	2,647	0.037	0.011	0.132	84%
50+ Units (Own), 3 BR							
All Values		0.074	645	0.060	-0.025	0.173	133%
Below Median	$836,000	0.082	401	0.085	-0.057	0.222	169%
Above Median	$836,000	0.061	244	0.069	-0.053	0.176	186%
50+ Units (Rent), 0-1 BR							
All Values		0.018	21,174	0.006	0.008	0.028	56%
Below Median	$178,000	0.032	10,680	0.012	0.012	0.051	61%
Above Median	$178,000	0.004	10,494	0.002	0.000	0.008	90%
50+ Units (Rent), 2 BR							
All Values		0.130	12,418	0.026	0.088	0.172	33%
Below Median	$281,000	0.193	6,295	0.043	0.122	0.264	37%
Above Median	$281,000	0.065	6,123	0.023	0.027	0.103	58%
50+ Units (Rent), 3 BR							
All Values		0.614	1,405	0.192	0.298	0.929	51%
Below Median	$316,000	0.896	796	0.348	0.323	1.468	64%
Above Median	$316,000	0.245	609	0.148	0.002	0.487	99%

TABLE II-A-6. STATEWIDE NEW JERSEY.
STATISTICS FOR PUBLIC SCHOOL CHILDREN (continued) (Newer housing units built 2000-2016, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE		TOTAL PSC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
All Housing Types (Own) 0-1 BR							
All Values		0.030	5,716	0.016	0.004	0.056	86%
Below Median	$261,000	0.010	2,997	0.008	-0.004	0.023	140%
Above Median	$261,000	0.052	2,719	0.032	0.000	0.104	100%
All Housing Types (Own) 2 BR							
All Values		0.073	44,074	0.009	0.058	0.088	20%
Below Median	$304,000	0.084	22,834	0.013	0.062	0.105	26%
Above Median	$304,000	0.061	21,240	0.012	0.041	0.081	32%
All Housing Types (Own) 3 BR							
All Values		0.352	61,365	0.018	0.322	0.383	9%
Below Median	$329,000	0.399	31,358	0.028	0.353	0.446	12%
Above Median	$329,000	0.303	30,007	0.025	0.262	0.345	14%
All Housing Types (Own) 4-5 BR							
All Values		0.830	94,997	0.028	0.783	0.876	6%
Below Median	$507,000	0.832	49,776	0.039	0.768	0.896	8%
Above Median	$507,000	0.827	45,221	0.041	0.760	0.894	8%
All Housing Types (Rent) 0-1 BR							
All Values		0.079	43,632	0.010	0.063	0.096	21%
Below Median	$129,000	0.087	21,944	0.016	0.061	0.113	30%
Above Median	$129,000	0.072	21,688	0.011	0.053	0.091	26%
All Housing Types (Rent) 2 BR							
All Values		0.317	47,330	0.023	0.279	0.355	12%
Below Median	$178,000	0.466	23,717	0.042	0.396	0.535	15%
Above Median	$178,000	0.168	23,613	0.022	0.132	0.204	22%
All Housing Types (Rent) 3 BR							
All Values		0.805	29,057	0.044	0.732	0.878	9%
Below Median	$180,000	0.897	14,636	0.073	0.777	1.018	13%
Above Median	$180,000	0.711	14,421	0.066	0.603	0.820	15%

Part Two

NEW JERSEY DEMOGRAPHIC MULTIPLIER DATA
—
B. ALL HOUSING UNITS, NEWER AND OLDER
(from 2012–2016 American Community Survey [ACS])

TABLES

TABLE II-B-1 STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	AGE 0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
Single-Family Detached (Own/Rent), 2 BR												
All Values				2.069	0.082	0.174	0.317	0.214	0.292	0.354	0.318	0.318
First Tercile	Below		$162,000	1.997	0.089	0.177	0.338	0.201	0.283	0.324	0.274	0.310
Second Tercile	$162,000	to	$258,000	2.125	0.105	0.190	0.369	0.243	0.298	0.340	0.289	0.292
Third Tercile	Above		$258,000	2.085	0.058	0.158	0.256	0.200	0.295	0.393	0.379	0.346
Single-Family Detached (Own/Rent), 3 BR												
All Values				2.820	0.149	0.449	0.511	0.360	0.459	0.428	0.270	0.194
First Tercile	Below		$228,000	2.847	0.161	0.461	0.605	0.368	0.443	0.395	0.235	0.180
Second Tercile	$228,000	to	$350,000	2.862	0.156	0.446	0.535	0.376	0.473	0.429	0.262	0.186
Third Tercile	Above		$350,000	2.754	0.131	0.441	0.396	0.336	0.461	0.459	0.313	0.216
Single-Family Detached (Own/Rent), 4-5 BR												
All Values				3.457	0.177	0.744	0.600	0.431	0.612	0.471	0.263	0.159
First Tercile	Below		$325,000	3.601	0.203	0.706	0.806	0.442	0.552	0.455	0.262	0.175
Second Tercile	$325,000	to	$520,000	3.407	0.172	0.691	0.594	0.426	0.618	0.479	0.268	0.159
Third Tercile	Above		$520,000	3.371	0.159	0.828	0.418	0.425	0.661	0.477	0.259	0.144
Single-Family Attached (Own/Rent), 2 BR												
All Values				2.163	0.143	0.260	0.452	0.325	0.281	0.294	0.224	0.184
First Tercile	Below		$149,000	2.080	0.145	0.267	0.472	0.259	0.232	0.266	0.206	0.232
Second Tercile	$149,000	to	$238,000	2.250	0.153	0.294	0.542	0.352	0.289	0.275	0.184	0.162
Third Tercile	Above		$238,000	2.155	0.131	0.218	0.342	0.363	0.321	0.341	0.280	0.160
Single-Family Attached (Own/Rent), 3 BR												
All Values				2.970	0.239	0.573	0.650	0.441	0.404	0.341	0.198	0.124
First Tercile	Below		$168,000	3.144	0.239	0.704	0.793	0.429	0.377	0.317	0.172	0.113
Second Tercile	$168,000	to	$284,000	3.099	0.290	0.604	0.748	0.428	0.429	0.334	0.165	0.101
Third Tercile	Above		$284,000	2.674	0.188	0.416	0.416	0.465	0.404	0.370	0.257	0.157
2-4 Units (Own/Rent), 0-1 BR												
All Values				1.750	0.114	0.146	0.524	0.281	0.241	0.221	0.130	0.093
First Tercile	Below		$103,000	1.537	0.096	0.100	0.387	0.224	0.243	0.243	0.139	0.106
Second Tercile	$103,000	to	$134,000	1.796	0.141	0.158	0.596	0.285	0.241	0.206	0.117	0.053
Third Tercile	Above		$134,000	1.913	0.106	0.180	0.588	0.332	0.238	0.214	0.135	0.120
2-4 Units (Own/Rent), 2 BR												
All Values				2.653	0.218	0.444	0.725	0.409	0.338	0.269	0.144	0.106
First Tercile	Below		$127,000	2.509	0.225	0.433	0.707	0.363	0.298	0.251	0.122	0.109
Second Tercile	$127,000	to	$171,000	2.856	0.272	0.533	0.818	0.469	0.347	0.240	0.113	0.063
Third Tercile	Above		$171,000	2.592	0.157	0.367	0.650	0.392	0.367	0.316	0.197	0.146
2-4 Units (Own/Rent), 3 BR												
All Values				3.695	0.299	0.785	1.034	0.533	0.478	0.304	0.158	0.104
First Tercile	Below		$154,000	3.637	0.341	0.818	1.048	0.515	0.443	0.258	0.136	0.079
Second Tercile	$154,000	to	$207,000	4.023	0.351	0.971	1.211	0.614	0.480	0.242	0.099	0.054
Third Tercile	Above		$207,000	3.436	0.207	0.575	0.850	0.472	0.510	0.408	0.237	0.176

TABLE II-B-1 STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	AGE 0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
5-49 Units (Own), 0-1 BR												
All Values				1.410	0.047	0.042	0.260	0.261	0.237	0.235	0.185	0.142
First Tercile	Below		$125,000	1.442	0.060	0.057	0.256	0.250	0.261	0.222	0.191	0.144
Second Tercile	$125,000	to	$208,000	1.404	0.056	0.032	0.243	0.236	0.288	0.220	0.193	0.135
Third Tercile	Above		$208,000	1.388	0.028	0.038	0.278	0.291	0.173	0.259	0.174	0.146
5-49 Units (Own), 2 BR												
All Values				1.820	0.102	0.138	0.344	0.315	0.252	0.256	0.236	0.177
First Tercile	Below		$170,000	1.789	0.084	0.180	0.350	0.266	0.287	0.251	0.197	0.176
Second Tercile	$170,000	to	$260,000	1.831	0.113	0.132	0.363	0.362	0.238	0.275	0.213	0.134
Third Tercile	Above		$260,000	1.837	0.110	0.105	0.320	0.314	0.232	0.243	0.294	0.219
5-49 Units (Own), 3 BR												
All Values				2.545	0.183	0.388	0.526	0.376	0.379	0.375	0.205	0.112
First Tercile	Below		$191,000	2.903	0.196	0.571	0.711	0.240	0.458	0.456	0.188	0.084
Second Tercile	$191,000	to	$354,000	2.250	0.179	0.257	0.456	0.521	0.278	0.258	0.168	0.134
Third Tercile	Above		$354,000	2.490	0.175	0.342	0.420	0.365	0.402	0.412	0.256	0.118
5-49 Units (Rent), 0-1 BR												
All Values				1.645	0.101	0.105	0.545	0.235	0.219	0.218	0.127	0.095
First Tercile	Below		$99,000	1.460	0.069	0.075	0.346	0.163	0.235	0.245	0.172	0.154
Second Tercile	$99,000	to	$127,000	1.735	0.135	0.126	0.573	0.265	0.228	0.224	0.120	0.063
Third Tercile	Above		$127,000	1.734	0.098	0.112	0.710	0.276	0.193	0.185	0.091	0.070
5-49 Units (Rent), 2 BR												
All Values				2.718	0.246	0.503	0.839	0.409	0.323	0.228	0.099	0.072
First Tercile	Below		$122,000	2.701	0.277	0.550	0.729	0.378	0.308	0.243	0.126	0.090
Second Tercile	$122,000	to	$164,000	2.856	0.239	0.558	0.901	0.401	0.363	0.233	0.097	0.063
Third Tercile	Above		$164,000	2.598	0.223	0.402	0.882	0.447	0.296	0.209	0.074	0.064
5-49 Units (Rent), 3 BR												
All Values				3.863	0.367	1.079	1.151	0.517	0.414	0.206	0.078	0.052
First Tercile	Below		$119,000	3.751	0.388	1.159	1.059	0.440	0.371	0.201	0.081	0.052
Second Tercile	$119,000	to	$167,000	4.134	0.363	1.167	1.174	0.574	0.501	0.218	0.082	0.054
Third Tercile	Above		$167,000	3.716	0.350	0.921	1.215	0.536	0.375	0.199	0.071	0.049
50+ Units (Own), 0-1 BR												
All Values				1.390	0.037	0.021	0.224	0.235	0.169	0.206	0.168	0.331
First Tercile	Below		$152,000	1.353	0.055	0.022	0.167	0.199	0.148	0.233	0.196	0.332
Second Tercile	$152,000	to	$271,000	1.408	0.028	0.039	0.149	0.200	0.229	0.222	0.163	0.378
Third Tercile	Above		$271,000	1.406	0.030	0.004	0.345	0.298	0.128	0.168	0.148	0.285
50+ Units (Own), 2 BR												
All Values				1.875	0.113	0.087	0.295	0.323	0.209	0.270	0.236	0.342
First Tercile	Below		$253,000	1.769	0.055	0.107	0.220	0.276	0.220	0.311	0.225	0.353
Second Tercile	$253,000	to	$418,000	1.732	0.079	0.068	0.211	0.234	0.181	0.249	0.285	0.426
Third Tercile	Above		$418,000	2.107	0.198	0.087	0.442	0.450	0.227	0.254	0.198	0.250
50+ Units (Own), 3 BR												
All Values				2.378	0.208	0.228	0.252	0.390	0.261	0.362	0.358	0.319
First Tercile	Below		$354,000	2.697	0.242	0.401	0.343	0.394	0.354	0.343	0.332	0.287
Second Tercile	$354,000	to	$608,000	2.407	0.160	0.171	0.198	0.294	0.356	0.421	0.423	0.383
Third Tercile	Above		$608,000	2.127	0.234	0.167	0.244	0.486	0.100	0.315	0.308	0.274
50+ Units (Rent), 0-1 BR												
All Values				1.351	0.045	0.041	0.308	0.134	0.126	0.173	0.210	0.313
First Tercile	Below		$59,000	1.135	0.016	0.008	0.057	0.025	0.075	0.174	0.324	0.457
Second Tercile	$59,000	to	$126,000	1.410	0.057	0.068	0.278	0.140	0.157	0.217	0.226	0.265
Third Tercile	Above		$126,000	1.506	0.064	0.047	0.586	0.235	0.146	0.129	0.080	0.219

TABLE II-B-1 STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	AGE							
					0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
50+ Units (Rent), 2 BR												
All Values				2.463	0.222	0.317	0.742	0.390	0.260	0.216	0.142	0.174
First Tercile	Below		$133,000	2.577	0.265	0.434	0.626	0.291	0.306	0.259	0.184	0.212
Second Tercile	$133,000	to	$224,000	2.439	0.184	0.333	0.699	0.365	0.285	0.274	0.157	0.143
Third Tercile	Above		$224,000	2.375	0.220	0.188	0.898	0.513	0.189	0.115	0.086	0.168
50+ Units (Rent), 3 BR												
All Values				3.573	0.330	0.773	1.188	0.497	0.386	0.199	0.133	0.067
First Tercile	Below		$130,000	3.305	0.321	1.005	0.948	0.409	0.305	0.118	0.183	0.017
Second Tercile	$130,000	to	$252,000	3.995	0.380	1.023	1.020	0.620	0.517	0.188	0.098	0.149
Third Tercile	Above		$252,000	3.407	0.288	0.308	1.579	0.457	0.332	0.286	0.122	0.035

TABLE II-B-1 STATEWIDE NEW JERSEY
TOTAL PERSONS AND PERSONS BY AGE (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	AGE 0-4	5-17	18-34	35-44	45-54	55-64	65-74	75+
All Housing Types (Own) 0-1 BR												
All Values				1.585	0.044	0.088	0.240	0.228	0.240	0.283	0.212	0.251
First Tercile	Below		$136,000	1.491	0.051	0.072	0.213	0.192	0.223	0.289	0.224	0.227
Second Tercile	$136,000	to	$251,000	1.546	0.043	0.066	0.195	0.224	0.273	0.270	0.204	0.270
Third Tercile	Above		$251,000	1.708	0.037	0.123	0.307	0.264	0.225	0.291	0.207	0.254
All Housing Types (Own) 2 BR												
All Values				2.005	0.079	0.155	0.297	0.247	0.278	0.343	0.308	0.298
First Tercile	Below		$180,000	1.861	0.063	0.133	0.265	0.205	0.250	0.321	0.290	0.334
Second Tercile	$180,000	to	$289,000	2.037	0.090	0.164	0.330	0.262	0.291	0.341	0.287	0.273
Third Tercile	Above		$289,000	2.111	0.085	0.167	0.293	0.272	0.292	0.365	0.348	0.289
All Housing Types (Own) 3 BR												
All Values				2.774	0.140	0.419	0.488	0.353	0.457	0.437	0.280	0.200
First Tercile	Below		$233,000	2.755	0.136	0.408	0.553	0.341	0.448	0.420	0.256	0.193
Second Tercile	$233,000	to	$354,000	2.815	0.153	0.417	0.513	0.377	0.462	0.437	0.268	0.189
Third Tercile	Above		$354,000	2.753	0.131	0.431	0.404	0.344	0.459	0.453	0.313	0.217
All Housing Types (Own) 4-5 BR												
All Values				3.416	0.169	0.716	0.581	0.419	0.611	0.482	0.272	0.167
First Tercile	Below		$334,000	3.480	0.178	0.635	0.744	0.413	0.558	0.478	0.284	0.190
Second Tercile	$334,000	to	$523,000	3.408	0.171	0.682	0.594	0.420	0.613	0.489	0.273	0.165
Third Tercile	Above		$523,000	3.365	0.158	0.820	0.419	0.424	0.658	0.479	0.261	0.146
All Housing Types (Rent) 0-1 BR												
All Values				1.595	0.092	0.100	0.482	0.222	0.201	0.203	0.147	0.149
First Tercile	Below		$95,000	1.335	0.047	0.054	0.236	0.120	0.175	0.220	0.225	0.258
Second Tercile	$95,000	to	$128,000	1.702	0.125	0.127	0.537	0.257	0.230	0.221	0.125	0.082
Third Tercile	Above		$128,000	1.744	0.104	0.118	0.670	0.288	0.197	0.168	0.092	0.108
All Housing Types (Rent) 2 BR												
All Values				2.680	0.245	0.473	0.805	0.413	0.324	0.234	0.107	0.079
First Tercile	Below		$124,000	2.571	0.258	0.468	0.715	0.351	0.303	0.250	0.126	0.100
Second Tercile	$124,000	to	$163,000	2.825	0.252	0.538	0.846	0.434	0.349	0.241	0.103	0.063
Third Tercile	Above		$163,000	2.642	0.225	0.413	0.852	0.454	0.321	0.212	0.091	0.073
All Housing Types (Rent) 3 BR												
All Values				3.760	0.365	0.926	1.097	0.565	0.434	0.228	0.093	0.052
First Tercile	Below		$145,000	3.563	0.356	0.901	1.018	0.480	0.391	0.245	0.111	0.062
Second Tercile	$145,000	to	$191,000	3.976	0.398	0.991	1.179	0.613	0.452	0.208	0.085	0.050
Third Tercile	Above		$191,000	3.738	0.341	0.887	1.092	0.601	0.458	0.230	0.084	0.045

TABLE II-B-2 STATEWIDE NEW JERSEY
SCHOOL-AGE CHILDREN (SAC) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
Single-Family Detached (Own/Rent), 2 BR							
All Values				0.174	0.086	0.039	0.048
First Tercile	Below		$162,000	0.177	0.093	0.035	0.050
Second Tercile	$162,000	to	$258,000	0.190	0.096	0.047	0.047
Third Tercile	Above		$258,000	0.158	0.072	0.037	0.048
Single-Family Detached (Own/Rent), 3 BR							
All Values				0.449	0.198	0.109	0.143
First Tercile	Below		$228,000	0.461	0.204	0.109	0.148
Second Tercile	$228,000	to	$350,000	0.446	0.194	0.109	0.142
Third Tercile	Above		$350,000	0.441	0.194	0.108	0.139
Single-Family Detached (Own/Rent), 4-5 BR							
All Values				0.744	0.305	0.180	0.258
First Tercile	Below		$325,000	0.706	0.292	0.165	0.248
Second Tercile	$325,000	To	$520,000	0.691	0.282	0.167	0.243
Third Tercile	Above		$520,000	0.828	0.340	0.207	0.281
Single-Family Attached (Own/Rent), 2 BR							
All Values				0.260	0.141	0.052	0.066
First Tercile	Below		$149,000	0.267	0.138	0.054	0.076
Second Tercile	$149,000	to	$238,000	0.294	0.167	0.055	0.072
Third Tercile	Above		$238,000	0.218	0.117	0.049	0.052
Single-Family Attached (Own/Rent), 3 BR							
All Values				0.573	0.279	0.130	0.165
First Tercile	Below		$168,000	0.704	0.328	0.158	0.218
Second Tercile	$168,000	to	$284,000	0.604	0.293	0.134	0.177
Third Tercile	Above		$284,000	0.416	0.218	0.098	0.101
2-4 Units (Own/Rent), 0-1 BR							
All Values				0.146	0.078	0.029	0.039
First Tercile	Below		$103,000	0.100	0.051	0.024	0.024
Second Tercile	$103,000	to	$134,000	0.158	0.091	0.030	0.037
Third Tercile	Above		$134,000	0.180	0.092	0.032	0.055
2-4 Units (Own/Rent), 2 BR							
All Values				0.444	0.223	0.096	0.125
First Tercile	Below		$127,000	0.433	0.223	0.099	0.111
Second Tercile	$127,000	to	$171,000	0.533	0.267	0.115	0.150
Third Tercile	Above		$171,000	0.367	0.180	0.072	0.114
2-4 Units (Own/Rent), 3 BR							
All Values				0.785	0.352	0.181	0.252
First Tercile	Below		$154,000	0.818	0.363	0.204	0.251
Second Tercile	$154,000	to	$207,000	0.971	0.452	0.214	0.306
Third Tercile	Above		$207,000	0.575	0.246	0.127	0.201

TABLE II-B-2 STATEWIDE NEW JERSEY
SCHOOL-AGE CHILDREN (SAC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
5-49 Units (Own), 0-1 BR							
All Values				0.042	0.016	0.012	0.014
First Tercile	Below		$125,000	0.057	0.034	0.009	0.013
Second Tercile	$125,000	To	$208,000	0.032	0.015	0.008	0.009
Third Tercile	Above		$208,000	0.038	0.002	0.017	0.019
5-49 Units (Own), 2 BR							
All Values				0.138	0.081	0.029	0.028
First Tercile	Below		$170,000	0.180	0.092	0.043	0.044
Second Tercile	$170,000	To	$260,000	0.132	0.081	0.026	0.025
Third Tercile	Above		$260,000	0.105	0.071	0.019	0.015
5-49 Units (Own), 3 BR							
All Values				0.388	0.202	0.062	0.125
First Tercile	Below		$191,000	0.571	0.245	0.110	0.216
Second Tercile	$191,000	To	$354,000	0.257	0.118	0.051	0.088
Third Tercile	Above		$354,000	0.342	0.241	0.028	0.073
5-49 Units (Rent), 0-1 BR							
All Values				0.105	0.060	0.020	0.025
First Tercile	Below		$99,000	0.075	0.041	0.015	0.020
Second Tercile	$99,000	To	$127,000	0.126	0.071	0.026	0.029
Third Tercile	Above		$127,000	0.112	0.066	0.019	0.027
5-49 Units (Rent), 2 BR							
All Values				0.503	0.261	0.109	0.132
First Tercile	Below		$122,000	0.550	0.276	0.119	0.155
Second Tercile	$122,000	To	$164,000	0.558	0.285	0.123	0.150
Third Tercile	Above		$164,000	0.402	0.223	0.087	0.093
5-49 Units (Rent), 3 BR							
All Values				1.079	0.492	0.271	0.316
First Tercile	Below		$119,000	1.159	0.522	0.302	0.335
Second Tercile	$119,000	To	$167,000	1.167	0.524	0.275	0.369
Third Tercile	Above		$167,000	0.921	0.435	0.238	0.249
50+ Units (Own), 0-1 BR							
All Values				0.021	0.010	0.003	0.008
First Tercile	Below		$152,000	0.022	0.014	0.000	0.008
Second Tercile	$152,000	To	$271,000	0.039	0.014	0.009	0.015
Third Tercile	Above		$271,000	0.004	0.004	0.000	0.000
50+ Units (Own), 2 BR							
All Values				0.087	0.049	0.018	0.020
First Tercile	Below		$253,000	0.107	0.044	0.034	0.029
Second Tercile	$253,000	To	$418,000	0.068	0.024	0.015	0.029
Third Tercile	Above		$418,000	0.087	0.077	0.008	0.002
50+ Units (Own), 3 BR							
All Values				0.228	0.133	0.042	0.053
First Tercile	Below		$354,000	0.401	0.156	0.139	0.107
Second Tercile	$354,000	To	$608,000	0.171	0.085	0.017	0.068
Third Tercile	Above		$608,000	0.167	0.167	0.000	0.000

TABLE II-B-2 STATEWIDE NEW JERSEY
SCHOOL-AGE CHILDREN (SAC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
50+ Units (Rent), 0-1 BR							
All Values				0.041	0.024	0.010	0.008
First Tercile	Below		$59,000	0.008	0.005	0.001	0.002
Second Tercile	$59,000	To	$126,000	0.068	0.042	0.014	0.012
Third Tercile	Above		$126,000	0.047	0.023	0.014	0.010
50+ Units (Rent), 2 BR							
All Values				0.317	0.157	0.072	0.089
First Tercile	Below		$133,000	0.434	0.217	0.097	0.121
Second Tercile	$133,000	To	$224,000	0.333	0.151	0.067	0.114
Third Tercile	Above		$224,000	0.188	0.103	0.051	0.033
50+ Units (Rent), 3 BR							
All Values				0.773	0.328	0.219	0.226
First Tercile	Below		$130,000	1.005	0.414	0.242	0.349
Second Tercile	$130,000	To	$252,000	1.023	0.438	0.318	0.267
Third Tercile	Above		$252,000	0.308	0.138	0.099	0.071

TABLE II-B-2 STATEWIDE NEW JERSEY
SCHOOL-AGE CHILDREN (SAC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
All Housing Types (Own) 0-1 BR							
All Values				0.088	0.043	0.017	0.027
First Tercile	Below		$136,000	0.072	0.036	0.009	0.027
Second Tercile	$136,000	to	$251,000	0.066	0.031	0.014	0.021
Third Tercile	Above		$251,000	0.123	0.061	0.028	0.033
All Housing Types (Own) 2 BR							
All Values				0.155	0.077	0.033	0.044
First Tercile	Below		$180,000	0.133	0.067	0.028	0.038
Second Tercile	$180,000	to	$289,000	0.164	0.080	0.037	0.047
Third Tercile	Above		$289,000	0.167	0.084	0.035	0.048
All Housing Types (Own) 3 BR							
All Values				0.419	0.185	0.100	0.134
First Tercile	Below		$233,000	0.408	0.178	0.098	0.132
Second Tercile	$233,000	to	$354,000	0.417	0.182	0.099	0.136
Third Tercile	Above		$354,000	0.431	0.194	0.104	0.133
All Housing Types (Own) 4-5 BR							
All Values				0.716	0.292	0.173	0.250
First Tercile	Below		$334,000	0.635	0.259	0.148	0.228
Second Tercile	$334,000	to	$523,000	0.682	0.277	0.165	0.241
Third Tercile	Above		$523,000	0.820	0.337	0.205	0.278
All Housing Types (Rent) 0-1 BR							
All Values				0.100	0.056	0.020	0.024
First Tercile	Below		$95,000	0.054	0.030	0.011	0.012
Second Tercile	$95,000	to	$128,000	0.127	0.072	0.026	0.029
Third Tercile	Above		$128,000	0.118	0.065	0.022	0.031
All Housing Types (Rent) 2 BR							
All Values				0.473	0.245	0.102	0.126
First Tercile	Below		$124,000	0.468	0.237	0.104	0.128
Second Tercile	$124,000	to	$163,000	0.538	0.277	0.115	0.145
Third Tercile	Above		$163,000	0.413	0.220	0.089	0.104
All Housing Types (Rent) 3 BR							
All Values				0.926	0.429	0.218	0.279
First Tercile	Below		$145,000	0.901	0.409	0.222	0.271
Second Tercile	$145,000	to	$191,000	0.991	0.464	0.221	0.305
Third Tercile	Above		$191,000	0.887	0.415	0.210	0.261

TABLE II-B-3 STATEWIDE NEW JERSEY
PUBLIC SCHOOL CHILDREN (PSC) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
Single-Family Detached (Own/Rent), 2 BR							
All Values				0.157	0.076	0.036	0.045
First Tercile	Below		$162,000	0.165	0.085	0.033	0.047
Second Tercile	$162,000	to	$258,000	0.175	0.086	0.043	0.046
Third Tercile	Above		$258,000	0.134	0.059	0.033	0.042
Single-Family Detached (Own/Rent), 3 BR							
All Values				0.391	0.167	0.097	0.126
First Tercile	Below		$228,000	0.406	0.176	0.098	0.132
Second Tercile	$228,000	to	$350,000	0.390	0.165	0.099	0.126
Third Tercile	Above		$350,000	0.377	0.161	0.094	0.122
Single-Family Detached (Own/Rent), 4-5 BR							
All Values				0.626	0.252	0.157	0.217
First Tercile	Below		$325,000	0.612	0.252	0.146	0.215
Second Tercile	$325,000	to	$520,000	0.583	0.229	0.145	0.209
Third Tercile	Above		$520,000	0.679	0.274	0.178	0.227
Single-Family Attached (Own/Rent), 2 BR							
All Values				0.224	0.116	0.048	0.059
First Tercile	Below		$149,000	0.236	0.118	0.051	0.066
Second Tercile	$149,000	to	$238,000	0.251	0.137	0.048	0.065
Third Tercile	Above		$238,000	0.185	0.094	0.044	0.047
Single-Family Attached (Own/Rent), 3 BR							
All Values				0.505	0.238	0.117	0.149
First Tercile	Below		$168,000	0.637	0.296	0.143	0.198
Second Tercile	$168,000	to	$284,000	0.534	0.248	0.122	0.163
Third Tercile	Above		$284,000	0.347	0.172	0.087	0.088
2-4 Units (Own/Rent), 0-1 BR							
All Values				0.133	0.073	0.027	0.034
First Tercile	Below		$103,000	0.089	0.047	0.021	0.022
Second Tercile	$103,000	to	$134,000	0.143	0.084	0.029	0.030
Third Tercile	Above		$134,000	0.166	0.087	0.030	0.049
2-4 Units (Own/Rent), 2 BR							
All Values				0.412	0.205	0.090	0.117
First Tercile	Below		$127,000	0.403	0.206	0.093	0.104
Second Tercile	$127,000	to	$171,000	0.495	0.248	0.109	0.138
Third Tercile	Above		$171,000	0.338	0.163	0.067	0.108
2-4 Units (Own/Rent), 3 BR							
All Values				0.726	0.324	0.170	0.232
First Tercile	Below		$154,000	0.759	0.342	0.189	0.228
Second Tercile	$154,000	to	$207,000	0.912	0.419	0.207	0.287
Third Tercile	Above		$207,000	0.516	0.217	0.117	0.182

TABLE II-B-3 STATEWIDE NEW JERSEY
PUBLIC SCHOOL CHILDREN (PSC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
5-49 Units (Own), 0-1 BR							
All Values				0.039	0.014	0.011	0.013
First Tercile	Below		$125,000	0.053	0.031	0.009	0.013
Second Tercile	$125,000	to	$208,000	0.026	0.013	0.008	0.005
Third Tercile	Above		$208,000	0.037	0.002	0.016	0.019
5-49 Units (Own), 2 BR							
All Values				0.122	0.068	0.029	0.025
First Tercile	Below		$170,000	0.162	0.079	0.043	0.039
Second Tercile	$170,000	to	$260,000	0.121	0.072	0.026	0.023
Third Tercile	Above		$260,000	0.086	0.055	0.019	0.013
5-49 Units (Own), 3 BR							
All Values				0.316	0.143	0.059	0.113
First Tercile	Below		$191,000	0.496	0.170	0.110	0.216
Second Tercile	$191,000	to	$354,000	0.226	0.107	0.051	0.068
Third Tercile	Above		$354,000	0.233	0.152	0.020	0.061
5-49 Units (Rent), 0-1 BR							
All Values				0.095	0.054	0.018	0.023
First Tercile	Below		$99,000	0.067	0.036	0.012	0.019
Second Tercile	$99,000	to	$127,000	0.120	0.068	0.025	0.027
Third Tercile	Above		$127,000	0.097	0.056	0.018	0.023
5-49 Units (Rent), 2 BR							
All Values				0.467	0.239	0.104	0.124
First Tercile	Below		$122,000	0.522	0.260	0.114	0.148
Second Tercile	$122,000	to	$164,000	0.517	0.258	0.117	0.142
Third Tercile	Above		$164,000	0.363	0.200	0.081	0.083
5-49 Units (Rent), 3 BR							
All Values				0.993	0.442	0.258	0.293
First Tercile	Below		$119,000	1.124	0.500	0.296	0.328
Second Tercile	$119,000	to	$167,000	1.036	0.458	0.251	0.327
Third Tercile	Above		$167,000	0.829	0.372	0.228	0.229
50+ Units (Own), 0-1 BR							
All Values				0.016	0.008	0.003	0.005
First Tercile	Below		$152,000	0.011	0.007	0.000	0.004
Second Tercile	$152,000	to	$271,000	0.034	0.014	0.009	0.011
Third Tercile	Above		$271,000	0.004	0.004	0.000	0.000
50+ Units (Own), 2 BR							
All Values				0.060	0.030	0.015	0.014
First Tercile	Below		$253,000	0.093	0.036	0.031	0.027
Second Tercile	$253,000	to	$418,000	0.047	0.018	0.013	0.015
Third Tercile	Above		$418,000	0.043	0.037	0.004	0.002
50+ Units (Own), 3 BR							
All Values				0.165	0.085	0.035	0.045
First Tercile	Below		$354,000	0.343	0.130	0.139	0.075
Second Tercile	$354,000	to	$608,000	0.113	0.044	0.000	0.068
Third Tercile	Above		$608,000	0.097	0.097	0.000	0.000

TABLE II-B-3 STATEWIDE NEW JERSEY
PUBLIC SCHOOL CHILDREN (PSC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS / VALUE/TENURE				TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
50+ Units (Rent), 0-1 BR							
All Values				0.037	0.022	0.009	0.007
First Tercile	Below		$59,000	0.007	0.005	0.001	0.002
Second Tercile	$59,000	to	$126,000	0.065	0.041	0.013	0.010
Third Tercile	Above		$126,000	0.040	0.019	0.012	0.009
50+ Units (Rent), 2 BR							
All Values				0.277	0.136	0.063	0.078
First Tercile	Below		$133,000	0.402	0.192	0.095	0.116
Second Tercile	$133,000	to	$224,000	0.283	0.132	0.054	0.097
Third Tercile	Above		$224,000	0.148	0.086	0.041	0.022
50+ Units (Rent), 3 BR							
All Values				0.703	0.282	0.212	0.209
First Tercile	Below		$130,000	0.949	0.375	0.242	0.333
Second Tercile	$130,000	to	$252,000	0.920	0.391	0.298	0.231
Third Tercile	Above		$252,000	0.258	0.089	0.099	0.071

TABLE II-B-3 STATEWIDE NEW JERSEY
PUBLIC SCHOOL CHILDREN (PSC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PSC	PUBLIC SCHOOL GRADE Elementary (K-5)	Junior High School (6-8)	High School (9-12)
All Housing Types (Own) 0-1 BR							
All Values				0.078	0.037	0.016	0.024
First Tercile	Below		$136,000	0.067	0.033	0.009	0.025
Second Tercile	$136,000	to	$251,000	0.059	0.029	0.014	0.017
Third Tercile	Above		$251,000	0.105	0.050	0.024	0.031
All Housing Types (Own) 2 BR							
All Values				0.134	0.064	0.031	0.039
First Tercile	Below		$180,000	0.115	0.057	0.025	0.033
Second Tercile	$180,000	to	$289,000	0.147	0.070	0.035	0.043
Third Tercile	Above		$289,000	0.140	0.066	0.032	0.042
All Housing Types (Own) 3 BR							
All Values				0.362	0.155	0.089	0.118
First Tercile	Below		$233,000	0.356	0.152	0.087	0.117
Second Tercile	$233,000	to	$354,000	0.364	0.154	0.089	0.121
Third Tercile	Above		$354,000	0.366	0.158	0.091	0.117
All Housing Types (Own) 4-5 BR							
All Values				0.598	0.239	0.149	0.209
First Tercile	Below		$334,000	0.547	0.220	0.130	0.196
Second Tercile	$334,000	to	$523,000	0.569	0.223	0.141	0.205
Third Tercile	Above		$523,000	0.671	0.271	0.176	0.224
All Housing Types (Rent) 0-1 BR							
All Values				0.090	0.051	0.018	0.021
First Tercile	Below		$95,000	0.049	0.027	0.010	0.012
Second Tercile	$95,000	to	$128,000	0.118	0.068	0.024	0.025
Third Tercile	Above		$128,000	0.104	0.056	0.021	0.027
All Housing Types (Rent) 2 BR							
All Values				0.437	0.223	0.096	0.118
First Tercile	Below		$124,000	0.442	0.220	0.100	0.121
Second Tercile	$124,000	to	$163,000	0.498	0.254	0.108	0.136
Third Tercile	Above		$163,000	0.371	0.194	0.080	0.096
All Housing Types (Rent) 3 BR							
All Values				0.853	0.391	0.204	0.258
First Tercile	Below		$145,000	0.839	0.383	0.205	0.251
Second Tercile	$145,000	to	$191,000	0.915	0.422	0.212	0.281
Third Tercile	Above		$191,000	0.805	0.368	0.196	0.241

TABLE II-B-4 STATEWIDE NEW JERSEY
STATISTICS FOR TOTAL PERSONS (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
Single-Family Detached (Own/Rent), 2 BR									
All Values				2.069	224,809	0.033	2.014	2.124	3%
First Tercile	Below		$162,000	1.997	72,405	0.055	1.906	2.088	5%
Second Tercile	$162,000	to	$258,000	2.125	68,451	0.056	2.033	2.217	4%
Third Tercile	Above		$258,000	2.085	83,953	0.055	1.995	2.175	4%
Single-Family Detached (Own/Rent), 3 BR									
All Values				2.820	737,081	0.023	2.783	2.858	1%
First Tercile	Below		$228,000	2.847	243,280	0.043	2.777	2.918	2%
Second Tercile	$228,000	to	$350,000	2.862	243,829	0.044	2.790	2.933	3%
Third Tercile	Above		$350,000	2.754	249,972	0.042	2.685	2.822	2%
Single-Family Detached (Own/Rent), 4-5 BR									
All Values				3.457	711,410	0.024	3.417	3.497	1%
First Tercile	Below		$325,000	3.601	227,403	0.054	3.512	3.690	2%
Second Tercile	$325,000	to	$520,000	3.407	234,927	0.044	3.334	3.480	2%
Third Tercile	Above		$520,000	3.371	249,080	0.045	3.297	3.446	2%
Single-Family Attached (Own/Rent), 2 BR									
All Values				2.163	113,096	0.053	2.075	2.250	4%
First Tercile	Below		$149,000	2.080	37,108	0.093	1.926	2.233	7%
Second Tercile	$149,000	to	$238,000	2.250	38,064	0.085	2.111	2.390	6%
Third Tercile	Above		$238,000	2.155	37,924	0.082	2.020	2.291	6%
Single-Family Attached (Own/Rent), 3 BR									
All Values				2.970	130,296	0.064	2.864	3.075	4%
First Tercile	Below		$168,000	3.144	43,106	0.104	2.973	3.316	5%
Second Tercile	$168,000	to	$284,000	3.099	43,007	0.122	2.898	3.300	6%
Third Tercile	Above		$284,000	2.674	44,183	0.087	2.530	2.817	5%
2-4 Units (Own/Rent), 0-1 BR									
All Values				1.750	124,009	0.046	1.675	1.826	4%
First Tercile	Below		$103,000	1.537	40,862	0.073	1.418	1.657	8%
Second Tercile	$103,000	to	$134,000	1.796	41,125	0.081	1.663	1.929	7%
Third Tercile	Above		$134,000	1.913	42,022	0.084	1.775	2.052	7%
2-4 Units (Own/Rent), 2 BR									
All Values				2.653	205,349	0.049	2.573	2.734	3%
First Tercile	Below		$127,000	2.509	67,113	0.078	2.380	2.637	5%
Second Tercile	$127,000	to	$171,000	2.856	69,031	0.102	2.688	3.024	6%
Third Tercile	Above		$171,000	2.592	69,205	0.082	2.457	2.726	5%
2-4 Units (Own/Rent), 3 BR									
All Values				3.695	129,803	0.074	3.574	3.816	3%
First Tercile	Below		$154,000	3.637	42,519	0.143	3.402	3.873	6%
Second Tercile	$154,000	to	$207,000	4.023	42,823	0.152	3.773	4.272	6%
Third Tercile	Above		$207,000	3.436	44,461	0.131	3.220	3.652	6%

TABLE II-B-4 STATEWIDE NEW JERSEY
STATISTICS FOR TOTAL PERSONS (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
5-49 Units (Own), 0-1 BR									
All Values				1.410	19,336	0.079	1.281	1.539	9%
First Tercile	Below		$125,000	1.442	6,143	0.152	1.191	1.692	17%
Second Tercile	$125,000	to	$208,000	1.404	6,021	0.120	1.206	1.601	14%
Third Tercile	Above		$208,000	1.388	7,172	0.112	1.203	1.573	13%
5-49 Units (Own), 2 BR									
All Values				1.820	42,731	0.061	1.719	1.920	6%
First Tercile	Below		$170,000	1.789	13,756	0.141	1.557	2.022	13%
Second Tercile	$170,000	to	$260,000	1.831	14,249	0.117	1.639	2.022	10%
Third Tercile	Above		$260,000	1.837	14,726	0.109	1.658	2.016	10%
5-49 Units (Own), 3 BR									
All Values				2.545	7,076	0.255	2.125	2.964	16%
First Tercile	Below		$191,000	2.903	2,291	0.490	2.097	3.709	28%
Second Tercile	$191,000	to	$354,000	2.250	2,340	0.422	1.557	2.944	31%
Third Tercile	Above		$354,000	2.490	2,445	0.344	1.924	3.056	23%
5-49 Units (Rent), 0-1 BR									
All Values				1.645	193,004	0.035	1.587	1.702	4%
First Tercile	Below		$99,000	1.460	63,175	0.050	1.378	1.541	6%
Second Tercile	$99,000	to	$127,000	1.735	64,457	0.062	1.633	1.836	6%
Third Tercile	Above		$127,000	1.734	65,372	0.062	1.633	1.836	6%
5-49 Units (Rent), 2 BR									
All Values				2.718	141,224	0.066	2.610	2.827	4%
First Tercile	Below		$122,000	2.701	46,119	0.106	2.527	2.875	6%
Second Tercile	$122,000	to	$164,000	2.856	47,443	0.109	2.676	3.035	6%
Third Tercile	Above		$164,000	2.598	47,662	0.106	2.423	2.772	7%
5-49 Units (Rent), 3 BR									
All Values				3.863	23,450	0.204	3.528	4.199	9%
First Tercile	Below		$119,000	3.751	7,674	0.366	3.149	4.354	16%
Second Tercile	$119,000	to	$167,000	4.134	7,608	0.372	3.522	4.747	15%
Third Tercile	Above		$167,000	3.716	8,168	0.415	3.033	4.399	18%
50+ Units (Own), 0-1 BR									
All Values				1.390	12,864	0.085	1.251	1.530	10%
First Tercile	Below		$152,000	1.353	3,911	0.186	1.047	1.658	23%
Second Tercile	$152,000	to	$271,000	1.408	4,394	0.138	1.180	1.635	16%
Third Tercile	Above		$271,000	1.406	4,559	0.140	1.176	1.636	16%
50+ Units (Own), 2 BR									
All Values				1.875	17,595	0.098	1.714	2.036	9%
First Tercile	Below		$253,000	1.769	5,430	0.177	1.478	2.060	16%
Second Tercile	$253,000	to	$418,000	1.732	6,011	0.183	1.431	2.034	17%
Third Tercile	Above		$418,000	2.107	6,154	0.185	1.803	2.411	14%

TABLE II-B-4 STATEWIDE NEW JERSEY
STATISTICS FOR TOTAL PERSONS (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
50+ Units (Own), 3 BR									
All Values				2.378	2,735	0.369	1.771	2.985	26%
First Tercile	Below		$354,000	2.697	693	0.722	1.509	3.885	44%
Second Tercile	$354,000	to	$608,000	2.407	1,038	0.532	1.531	3.282	36%
Third Tercile	Above		$608,000	2.127	1,004	0.486	1.328	2.927	38%
50+ Units (Rent), 0-1 BR									
All Values				1.351	120,523	0.029	1.303	1.400	4%
First Tercile	Below		$59,000	1.135	39,906	0.043	1.064	1.205	6%
Second Tercile	$59,000	to	$126,000	1.410	40,049	0.059	1.313	1.506	7%
Third Tercile	Above		$126,000	1.506	40,568	0.061	1.406	1.606	7%
50+ Units (Rent), 2 BR									
All Values				2.463	41,240	0.090	2.314	2.612	6%
First Tercile	Below		$133,000	2.577	13,561	0.162	2.311	2.843	10%
Second Tercile	$133,000	to	$224,000	2.439	13,842	0.151	2.191	2.687	10%
Third Tercile	Above		$224,000	2.375	13,837	0.161	2.111	2.639	11%
50+ Units (Rent), 3 BR									
All Values				3.573	5,216	0.349	2.999	4.147	16%
First Tercile	Below		$130,000	3.305	1,675	0.738	2.090	4.520	37%
Second Tercile	$130,000	to	$252,000	3.995	1,759	0.710	2.827	5.163	29%
Third Tercile	Above		$252,000	3.407	1,782	0.585	2.445	4.369	28%

TABLE II-B-4 STATEWIDE NEW JERSEY
STATISTICS FOR TOTAL PERSONS (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PERSONS	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
All Housing Types (Own) 0-1 BR									
All Values				1.585	65,873	0.045	1.511	1.658	5%
First Tercile	Below		$136,000	1.491	21,386	0.084	1.352	1.630	9%
Second Tercile	$136,000	to	$251,000	1.546	21,620	0.069	1.432	1.660	7%
Third Tercile	Above		$251,000	1.708	22,867	0.100	1.544	1.873	10%
All Housing Types (Own) 2 BR									
All Values				2.005	378,986	0.025	1.964	2.046	2%
First Tercile	Below		$180,000	1.861	121,799	0.042	1.792	1.930	4%
Second Tercile	$180,000	to	$289,000	2.037	130,218	0.039	1.973	2.101	3%
Third Tercile	Above		$289,000	2.111	126,969	0.044	2.038	2.183	3%
All Housing Types (Own) 3 BR									
All Values				2.774	826,192	0.021	2.739	2.808	1%
First Tercile	Below		$233,000	2.755	271,060	0.039	2.691	2.818	2%
Second Tercile	$233,000	to	$354,000	2.815	266,473	0.039	2.751	2.879	2%
Third Tercile	Above		$354,000	2.753	288,659	0.039	2.688	2.818	2%
All Housing Types (Own) 4-5 BR									
All Values				3.416	711,564	0.025	3.375	3.458	1%
First Tercile	Below		$334,000	3.480	234,769	0.047	3.402	3.557	2%
Second Tercile	$334,000	to	$523,000	3.408	225,004	0.051	3.324	3.491	2%
Third Tercile	Above		$523,000	3.365	251,791	0.044	3.293	3.437	2%
All Housing Types (Rent) 0-1 BR									
All Values				1.595	441,571	0.019	1.563	1.627	2%
First Tercile	Below		$95,000	1.335	145,437	0.027	1.290	1.379	3%
Second Tercile	$95,000	to	$128,000	1.702	148,018	0.039	1.638	1.766	4%
Third Tercile	Above		$128,000	1.744	148,116	0.040	1.678	1.811	4%
All Housing Types (Rent) 2 BR									
All Values				2.680	407,058	0.038	2.617	2.743	2%
First Tercile	Below		$124,000	2.571	134,252	0.057	2.477	2.665	4%
Second Tercile	$124,000	to	$163,000	2.825	135,687	0.070	2.711	2.940	4%
Third Tercile	Above		$163,000	2.642	137,119	0.061	2.541	2.743	4%
All Housing Types (Rent) 3 BR									
All Values				3.760	209,465	0.062	3.658	3.862	3%
First Tercile	Below		$145,000	3.563	69,065	0.117	3.370	3.755	5%
Second Tercile	$145,000	to	$191,000	3.976	70,228	0.105	3.803	4.149	4%
Third Tercile	Above		$191,000	3.738	70,172	0.123	3.535	3.941	5%

TABLE II-B-5 STATEWIDE NEW JERSEY
STATISTICS FOR SCHOOL-AGE CHILDREN (SAC) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
Single-Family Detached (Own/Rent), 2 BR									
All Values				0.174	224,809	0.007	0.162	0.185	7%
First Tercile	Below		$162,000	0.177	72,405	0.012	0.158	0.197	11%
Second Tercile	$162,000	to	$258,000	0.190	68,451	0.013	0.169	0.212	11%
Third Tercile	Above		$258,000	0.158	83,953	0.010	0.141	0.174	11%
Single-Family Detached (Own/Rent), 3 BR									
All Values				0.449	737,081	0.006	0.439	0.459	2%
First Tercile	Below		$228,000	0.461	243,280	0.011	0.443	0.478	4%
Second Tercile	$228,000	to	$350,000	0.446	243,829	0.012	0.426	0.465	4%
Third Tercile	Above		$350,000	0.441	249,972	0.010	0.425	0.457	4%
Single-Family Detached (Own/Rent), 4-5 BR									
All Values				0.744	711,410	0.007	0.733	0.754	1%
First Tercile	Below		$325,000	0.706	227,403	0.015	0.681	0.731	4%
Second Tercile	$325,000	to	$520,000	0.691	234,927	0.012	0.671	0.711	3%
Third Tercile	Above		$520,000	0.828	249,080	0.014	0.804	0.851	3%
Single-Family Attached (Own/Rent), 2 BR									
All Values				0.260	113,096	0.011	0.242	0.277	7%
First Tercile	Below		$149,000	0.267	37,108	0.020	0.234	0.301	13%
Second Tercile	$149,000	to	$238,000	0.294	38,064	0.021	0.259	0.328	12%
Third Tercile	Above		$238,000	0.218	37,924	0.016	0.191	0.245	12%
Single-Family Attached (Own/Rent), 3 BR									
All Values				0.573	130,296	0.016	0.547	0.600	5%
First Tercile	Below		$168,000	0.704	43,106	0.034	0.647	0.760	8%
Second Tercile	$168,000	to	$284,000	0.604	43,007	0.034	0.548	0.661	9%
Third Tercile	Above		$284,000	0.416	44,183	0.019	0.385	0.448	7%
2-4 Units (Own/Rent), 0-1 BR									
All Values				0.146	124,009	0.009	0.131	0.162	11%
First Tercile	Below		$103,000	0.100	40,862	0.012	0.080	0.119	20%
Second Tercile	$103,000	to	$134,000	0.158	41,125	0.017	0.130	0.186	18%
Third Tercile	Above		$134,000	0.180	42,022	0.018	0.151	0.208	16%
2-4 Units (Own/Rent), 2 BR									
All Values				0.444	205,349	0.013	0.422	0.466	5%
First Tercile	Below		$127,000	0.433	67,113	0.021	0.398	0.467	8%
Second Tercile	$127,000	to	$171,000	0.533	69,031	0.027	0.488	0.578	8%
Third Tercile	Above		$171,000	0.367	69,205	0.021	0.333	0.401	9%
2-4 Units (Own/Rent), 3 BR									
All Values				0.785	129,803	0.021	0.751	0.819	4%
First Tercile	Below		$154,000	0.818	42,519	0.041	0.751	0.885	8%
Second Tercile	$154,000	to	$207,000	0.971	42,823	0.048	0.892	1.050	8%
Third Tercile	Above		$207,000	0.575	44,461	0.033	0.521	0.629	9%

TABLE II-B-5 STATEWIDE NEW JERSEY
STATISTICS FOR SCHOOL-AGE CHILDREN (SAC) (continued)
(All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
5-49 Units (Own), 0-1 BR									
All Values				0.042	19,336	0.010	0.025	0.059	40%
First Tercile	Below		$125,000	0.057	6,143	0.025	0.016	0.098	72%
Second Tercile	$125,000	to	$208,000	0.032	6,021	0.012	0.012	0.051	61%
Third Tercile	Above		$208,000	0.038	7,172	0.014	0.016	0.060	58%
5-49 Units (Own), 2 BR									
All Values				0.138	42,731	0.012	0.118	0.159	15%
First Tercile	Below		$170,000	0.180	13,756	0.027	0.136	0.224	25%
Second Tercile	$170,000	to	$260,000	0.132	14,249	0.019	0.101	0.163	23%
Third Tercile	Above		$260,000	0.105	14,726	0.017	0.077	0.133	27%
5-49 Units (Own), 3 BR									
All Values				0.388	7,076	0.070	0.273	0.503	30%
First Tercile	Below		$191,000	0.571	2,291	0.145	0.333	0.809	42%
Second Tercile	$191,000	to	$354,000	0.257	2,340	0.101	0.091	0.423	64%
Third Tercile	Above		$354,000	0.342	2,445	0.098	0.181	0.503	47%
5-49 Units (Rent), 0-1 BR									
All Values				0.105	193,004	0.005	0.096	0.114	9%
First Tercile	Below		$99,000	0.075	63,175	0.008	0.063	0.088	17%
Second Tercile	$99,000	to	$127,000	0.126	64,457	0.012	0.107	0.145	15%
Third Tercile	Above		$127,000	0.112	65,372	0.009	0.096	0.127	14%
5-49 Units (Rent), 2 BR									
All Values				0.503	141,224	0.017	0.475	0.531	6%
First Tercile	Below		$122,000	0.550	46,119	0.030	0.500	0.599	9%
Second Tercile	$122,000	to	$164,000	0.558	47,443	0.031	0.508	0.609	9%
Third Tercile	Above		$164,000	0.402	47,662	0.022	0.366	0.438	9%
5-49 Units (Rent), 3 BR									
All Values				1.079	23,450	0.066	0.970	1.188	10%
First Tercile	Below		$119,000	1.159	7,674	0.136	0.935	1.383	19%
Second Tercile	$119,000	to	$167,000	1.167	7,608	0.122	0.967	1.367	17%
Third Tercile	Above		$167,000	0.921	8,168	0.129	0.710	1.133	23%
50+ Units (Own), 0-1 BR									
All Values				0.021	12,864	0.008	0.009	0.034	59%
First Tercile	Below		$152,000	0.022	3,911	0.013	0.001	0.043	94%
Second Tercile	$152,000	to	$271,000	0.039	4,394	0.021	0.004	0.074	91%
Third Tercile	Above		$271,000	0.004	4,559	0.003	-0.001	0.009	121%
50+ Units (Own), 2 BR									
All Values				0.087	17,595	0.013	0.066	0.108	24%
First Tercile	Below		$253,000	0.107	5,430	0.029	0.059	0.155	45%
Second Tercile	$253,000	to	$418,000	0.068	6,011	0.017	0.040	0.097	41%

TABLE II-B-5 STATEWIDE NEW JERSEY
STATISTICS FOR SCHOOL-AGE CHILDREN (SAC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
Third Tercile	Above		$418,000	0.087	6,154	0.024	0.048	0.126	45%
50+ Units (Own), 3 BR									
All Values				0.228	2,735	0.077	0.101	0.354	56%
First Tercile	Below		$354,000	0.401	693	0.227	0.027	0.775	93%
Second Tercile	$354,000	to	$608,000	0.171	1,038	0.088	0.026	0.315	85%
Third Tercile	Above		$608,000	0.167	1,004	0.083	0.031	0.303	81%
50+ Units (Rent), 0-1 BR									
All Values				0.041	120,523	0.005	0.034	0.049	18%
First Tercile	Below		$59,000	0.008	39,906	0.003	0.004	0.012	53%
Second Tercile	$59,000	to	$126,000	0.068	40,049	0.009	0.054	0.083	21%
Third Tercile	Above		$126,000	0.047	40,568	0.008	0.033	0.061	29%
50+ Units (Rent), 2 BR									
All Values				0.317	41,240	0.020	0.284	0.351	11%
First Tercile	Below		$133,000	0.434	13,561	0.043	0.363	0.504	16%
Second Tercile	$133,000	to	$224,000	0.333	13,842	0.033	0.279	0.387	16%
Third Tercile	Above		$224,000	0.188	13,837	0.029	0.139	0.236	26%
50+ Units (Rent), 3 BR									
All Values				0.773	5,216	0.105	0.600	0.945	22%
First Tercile	Below		$130,000	1.005	1,675	0.259	0.579	1.430	42%
Second Tercile	$130,000	to	$252,000	1.023	1,759	0.225	0.652	1.393	36%
Third Tercile	Above		$252,000	0.308	1,782	0.101	0.142	0.473	54%

TABLE II-B-5 STATEWIDE NEW JERSEY
STATISTICS FOR SCHOOL-AGE CHILDREN (SAC) (continued)
(All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL SAC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
All Housing Types (Own) 0-1 BR									
All Values				0.088	65,873	0.008	0.075	0.100	15%
First Tercile	Below		$136,000	0.072	21,386	0.015	0.046	0.097	35%
Second Tercile	$136,000	to	$251,000	0.066	21,620	0.011	0.049	0.084	27%
Third Tercile	Above		$251,000	0.123	22,867	0.016	0.097	0.149	21%
All Housing Types (Own) 2 BR									
All Values				0.155	378,986	0.004	0.148	0.162	5%
First Tercile	Below		$180,000	0.133	121,799	0.007	0.121	0.144	9%
Second Tercile	$180,000	to	$289,000	0.164	130,218	0.009	0.149	0.178	9%
Third Tercile	Above		$289,000	0.167	126,969	0.008	0.155	0.180	8%
All Housing Types (Own) 3 BR									
All Values				0.419	826,192	0.005	0.411	0.427	2%
First Tercile	Below		$233,000	0.408	271,060	0.009	0.394	0.422	3%
Second Tercile	$233,000	to	$354,000	0.417	266,473	0.010	0.400	0.434	4%
Third Tercile	Above		$354,000	0.431	288,659	0.009	0.416	0.446	3%
All Housing Types (Own) 4-5 BR									
All Values				0.716	711,564	0.007	0.705	0.726	2%
First Tercile	Below		$334,000	0.635	234,769	0.012	0.615	0.656	3%
Second Tercile	$334,000	to	$523,000	0.682	225,004	0.013	0.660	0.704	3%
Third Tercile	Above		$523,000	0.820	251,791	0.014	0.797	0.842	3%
All Housing Types (Rent) 0-1 BR									
All Values				0.100	441,571	0.004	0.094	0.106	6%
First Tercile	Below		$95,000	0.054	145,437	0.004	0.047	0.061	13%
Second Tercile	$95,000	to	$128,000	0.127	148,018	0.008	0.114	0.140	10%
Third Tercile	Above		$128,000	0.118	148,116	0.007	0.106	0.130	10%
All Housing Types (Rent) 2 BR									
All Values				0.473	407,058	0.010	0.457	0.489	3%
First Tercile	Below		$124,000	0.468	134,252	0.016	0.442	0.494	6%
Second Tercile	$124,000	to	$163,000	0.538	135,687	0.019	0.506	0.569	6%
Third Tercile	Above		$163,000	0.413	137,119	0.015	0.388	0.439	6%
All Housing Types (Rent) 3 BR									
All Values				0.926	209,465	0.018	0.897	0.956	3%
First Tercile	Below		$145,000	0.901	69,065	0.034	0.846	0.957	6%
Second Tercile	$145,000	to	$191,000	0.991	70,228	0.032	0.938	1.044	5%
Third Tercile	Above		$191,000	0.887	70,172	0.038	0.824	0.950	7%

TABLE II-B-6 STATEWIDE NEW JERSEY
STATISTICS FOR PUBLIC SCHOOL CHILDREN (PSC) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PSC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
Single-Family Detached (Own/Rent), 2 BR									
All Values				0.157	224,809	0.007	0.146	0.168	7%
First Tercile	Below		$162,000	0.165	72,405	0.012	0.146	0.185	12%
Second Tercile	$162,000	to	$258,000	0.175	68,451	0.012	0.155	0.195	11%
Third Tercile	Above		$258,000	0.134	83,953	0.009	0.119	0.150	12%
Single-Family Detached (Own/Rent), 3 BR									
All Values				0.391	737,081	0.005	0.382	0.400	2%
First Tercile	Below		$228,000	0.406	243,280	0.010	0.390	0.421	4%
Second Tercile	$228,000	to	$350,000	0.390	243,829	0.011	0.373	0.408	4%
Third Tercile	Above		$350,000	0.377	249,972	0.009	0.361	0.392	4%
Single-Family Detached (Own/Rent), 4-5 BR									
All Values				0.626	711,410	0.006	0.616	0.636	2%
First Tercile	Below		$325,000	0.612	227,403	0.014	0.589	0.636	4%
Second Tercile	$325,000	to	$520,000	0.583	234,927	0.011	0.564	0.601	3%
Third Tercile	Above		$520,000	0.679	249,080	0.013	0.658	0.700	3%
Single-Family Attached (Own/Rent), 2 BR									
All Values				0.224	113,096	0.010	0.207	0.241	8%
First Tercile	Below		$149,000	0.236	37,108	0.019	0.205	0.267	13%
Second Tercile	$149,000	to	$238,000	0.251	38,064	0.019	0.220	0.282	12%
Third Tercile	Above		$238,000	0.185	37,924	0.016	0.159	0.210	14%
Single-Family Attached (Own/Rent), 3 BR									
All Values				0.505	130,296	0.016	0.479	0.531	5%
First Tercile	Below		$168,000	0.637	43,106	0.034	0.582	0.693	9%
Second Tercile	$168,000	to	$284,000	0.534	43,007	0.031	0.482	0.585	10%
Third Tercile	Above		$284,000	0.347	44,183	0.017	0.319	0.375	8%
2-4 Units (Own/Rent), 0-1 BR									
All Values				0.133	124,009	0.009	0.118	0.148	11%
First Tercile	Below		$103,000	0.089	40,862	0.011	0.070	0.108	21%
Second Tercile	$103,000	to	$134,000	0.143	41,125	0.016	0.116	0.170	19%
Third Tercile	Above		$134,000	0.166	42,022	0.016	0.139	0.193	16%
2-4 Units (Own/Rent), 2 BR									
All Values				0.412	205,349	0.013	0.391	0.433	5%
First Tercile	Below		$127,000	0.403	67,113	0.020	0.369	0.436	8%
Second Tercile	$127,000	to	$171,000	0.495	69,031	0.026	0.452	0.538	9%
Third Tercile	Above		$171,000	0.338	69,205	0.020	0.305	0.371	10%
2-4 Units (Own/Rent), 3 BR									
All Values				0.726	129,803	0.019	0.695	0.758	4%
First Tercile	Below		$154,000	0.759	42,519	0.039	0.694	0.823	9%
Second Tercile	$154,000	to	$207,000	0.912	42,823	0.046	0.837	0.988	8%
Third Tercile	Above		$207,000	0.516	44,461	0.030	0.466	0.565	10%

TABLE II-B-6 STATEWIDE NEW JERSEY
STATISTICS FOR PUBLIC SCHOOL CHILDREN (PSC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PSC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
5-49 Units (Own), 0-1 BR									
All Values				0.039	19,336	0.010	0.022	0.055	42%
First Tercile	Below		$125,000	0.053	6,143	0.025	0.013	0.094	76%
Second Tercile	$125,000	to	$208,000	0.026	6,021	0.011	0.008	0.043	68%
Third Tercile	Above		$208,000	0.037	7,172	0.013	0.016	0.057	57%
5-49 Units (Own), 2 BR									
All Values				0.122	42,731	0.012	0.103	0.141	16%
First Tercile	Below		$170,000	0.162	13,756	0.025	0.120	0.203	26%
Second Tercile	$170,000	to	$260,000	0.121	14,249	0.018	0.091	0.152	25%
Third Tercile	Above		$260,000	0.086	14,726	0.016	0.060	0.113	31%
5-49 Units (Own), 3 BR									
All Values				0.316	7,076	0.059	0.220	0.412	30%
First Tercile	Below		$191,000	0.496	2,291	0.123	0.294	0.699	41%
Second Tercile	$191,000	to	$354,000	0.226	2,340	0.089	0.080	0.373	65%
Third Tercile	Above		$354,000	0.233	2,445	0.063	0.129	0.336	45%
5-49 Units (Rent), 0-1 BR									
All Values				0.095	193,004	0.005	0.086	0.103	9%
First Tercile	Below		$99,000	0.067	63,175	0.008	0.055	0.080	18%
Second Tercile	$99,000	to	$127,000	0.120	64,457	0.011	0.101	0.138	16%
Third Tercile	Above		$127,000	0.097	65,372	0.009	0.083	0.111	15%
5-49 Units (Rent), 2 BR									
All Values				0.467	141,224	0.017	0.439	0.494	6%
First Tercile	Below		$122,000	0.522	46,119	0.029	0.474	0.569	9%
Second Tercile	$122,000	to	$164,000	0.517	47,443	0.029	0.469	0.566	9%
Third Tercile	Above		$164,000	0.363	47,662	0.021	0.328	0.397	10%
5-49 Units (Rent), 3 BR									
All Values				0.993	23,450	0.061	0.893	1.092	10%
First Tercile	Below		$119,000	1.124	7,674	0.134	0.903	1.344	20%
Second Tercile	$119,000	to	$167,000	1.036	7,608	0.112	0.852	1.220	18%
Third Tercile	Above		$167,000	0.829	8,168	0.121	0.630	1.028	24%
50+ Units (Own), 0-1 BR									
All Values				0.016	12,864	0.008	0.004	0.029	77%
First Tercile	Below		$152,000	0.011	3,911	0.008	-0.003	0.025	130%
Second Tercile	$152,000	to	$271,000	0.034	4,394	0.021	0.000	0.068	101%
Third Tercile	Above		$271,000	0.004	4,559	0.003	-0.001	0.009	121%
50+ Units (Own), 2 BR									
All Values				0.060	17,595	0.011	0.041	0.078	31%
First Tercile	Below		$253,000	0.093	5,430	0.026	0.051	0.136	45%
Second Tercile	$253,000	to	$418,000	0.047	6,011	0.015	0.022	0.071	52%
Third Tercile	Above		$418,000	0.043	6,154	0.018	0.014	0.072	67%

TABLE II-B-6 STATEWIDE NEW JERSEY
STATISTICS FOR PUBLIC SCHOOL CHILDREN (PSC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PSC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
50+ Units (Own), 3 BR									
All Values				0.165	2,735	0.068	0.054	0.277	68%
First Tercile	Below		$354,000	0.343	693	0.214	-0.009	0.695	103%
Second Tercile	$354,000	to	$608,000	0.113	1,038	0.070	-0.003	0.228	102%
Third Tercile	Above		$608,000	0.097	1,004	0.053	0.009	0.184	91%
50+ Units (Rent), 0-1 BR									
All Values				0.037	120,523	0.004	0.030	0.045	19%
First Tercile	Below		$59,000	0.007	39,906	0.003	0.003	0.011	57%
Second Tercile	$59,000	to	$126,000	0.065	40,049	0.009	0.050	0.079	23%
Third Tercile	Above		$126,000	0.040	40,568	0.008	0.028	0.052	31%
50+ Units (Rent), 2 BR									
All Values				0.277	41,240	0.018	0.247	0.307	11%
First Tercile	Below		$133,000	0.402	13,561	0.041	0.334	0.470	17%
Second Tercile	$133,000	to	$224,000	0.283	13,842	0.029	0.235	0.331	17%
Third Tercile	Above		$224,000	0.148	13,837	0.025	0.108	0.189	27%
50+ Units (Rent), 3 BR									
All Values				0.703	5,216	0.098	0.542	0.864	23%
First Tercile	Below		$130,000	0.949	1,675	0.244	0.548	1.350	42%
Second Tercile	$130,000	to	$252,000	0.920	1,759	0.212	0.572	1.268	38%
Third Tercile	Above		$252,000	0.258	1,782	0.095	0.101	0.415	61%

TABLE II-B-6 STATEWIDE NEW JERSEY
STATISTICS FOR PUBLIC SCHOOL CHILDREN (PSC) (continued) (All housing units, from 2012-2016 ACS)

STRUCTURE TYPE/ BEDROOMS VALUE/TENURE				TOTAL PSC	Number of Households	90% Confidence Interval Standard Errors	Low	High	Error Margin as %
All Housing Types (Own) 0-1 BR									
All Values				0.078	65,873	0.007	0.066	0.089	15%
First Tercile	Below		$136,000	0.067	21,386	0.015	0.042	0.092	38%
Second Tercile	$136,000	to	$251,000	0.059	21,620	0.010	0.043	0.076	28%
Third Tercile	Above		$251,000	0.105	22,867	0.015	0.080	0.130	24%
All Housing Types (Own) 2 BR									
All Values				0.134	378,986	0.004	0.127	0.141	5%
First Tercile	Below		$180,000	0.115	121,799	0.007	0.103	0.126	10%
Second Tercile	$180,000	to	$289,000	0.147	130,218	0.009	0.133	0.162	10%
Third Tercile	Above		$289,000	0.140	126,969	0.007	0.128	0.152	8%
All Housing Types (Own) 3 BR									
All Values				0.362	826,192	0.005	0.354	0.370	2%
First Tercile	Below		$233,000	0.356	271,060	0.007	0.344	0.368	3%
Second Tercile	$233,000	to	$354,000	0.364	266,473	0.009	0.348	0.379	4%
Third Tercile	Above		$354,000	0.366	288,659	0.008	0.352	0.380	4%
All Housing Types (Own) 4-5 BR									
All Values				0.598	711,564	0.006	0.588	0.608	2%
First Tercile	Below		$334,000	0.547	234,769	0.012	0.527	0.566	4%
Second Tercile	$334,000	to	$523,000	0.569	225,004	0.012	0.550	0.588	3%
Third Tercile	Above		$523,000	0.671	251,791	0.012	0.651	0.691	3%
All Housing Types (Rent) 0-1 BR									
All Values				0.090	441,571	0.004	0.084	0.097	7%
First Tercile	Below		$95,000	0.049	145,437	0.004	0.042	0.056	14%
Second Tercile	$95,000	to	$128,000	0.118	148,018	0.008	0.105	0.130	11%
Third Tercile	Above		$128,000	0.104	148,116	0.007	0.092	0.115	11%
All Housing Types (Rent) 2 BR									
All Values				0.437	407,058	0.010	0.421	0.453	4%
First Tercile	Below		$124,000	0.442	134,252	0.016	0.416	0.467	6%
Second Tercile	$124,000	to	$163,000	0.498	135,687	0.019	0.467	0.529	6%
Third Tercile	Above		$163,000	0.371	137,119	0.015	0.347	0.396	7%
All Housing Types (Rent) 3 BR									
All Values				0.853	209,465	0.017	0.825	0.881	3%
First Tercile	Below		$145,000	0.839	69,065	0.032	0.786	0.891	6%
Second Tercile	$145,000	to	$191,000	0.915	70,228	0.031	0.865	0.965	5%
Third Tercile	Above		$191,000	0.805	70,172	0.036	0.745	0.865	7%