



Housing Jersey City

Assessing Current and Future Gaps



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By 2032, Jersey City could face a housing shortage between 27,000 and 36,500 units, representing 20% to 27% of the current housing stock.

Jersey City has taken many deliberate steps to increase housing production, but the city still faces high housing costs, driven in part by the broader metropolitan housing deficit caused by years of underbuilding. This regional deficit, together with the type of stock coming online and the city's livable and accessible conditions, has further induced demand.

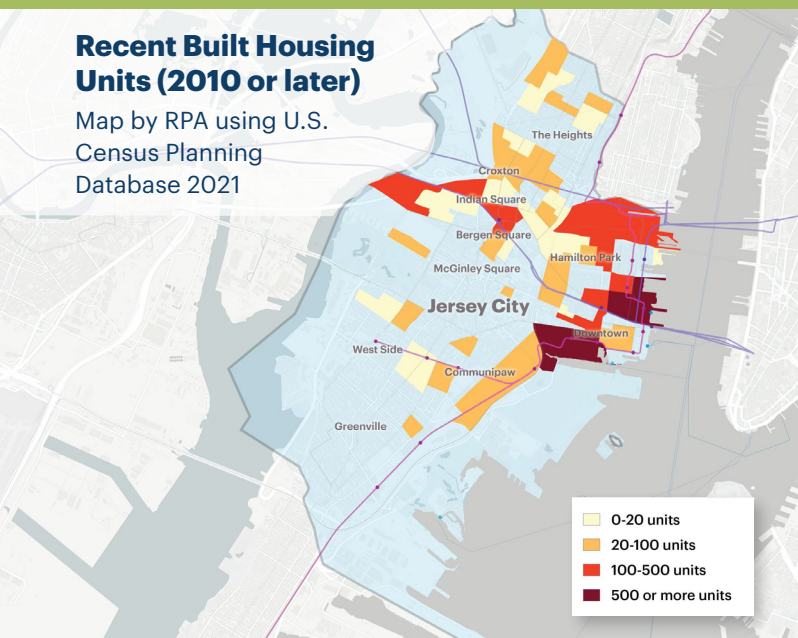
RPA analyzed of land use, demographics, and housing characteristic data in Jersey City to produce a housing gap analysis highlighting the current and future needs resulting from household formation (population growth and composition), vacancy rates, dilapidated housing, overcrowded households, unhoused population, and units permanently affected by sea level rise.

Recommendations for Jersey City to Build More Missing Middle Housing

- ▶ Implement additional components of the 2022 master plan (promoting adaptive reuse and redevelopment of underutilized commercial and industrial properties)
- ▶ Retool existing policies
- ▶ Look at best practices for reviewing its inclusionary zoning ordinance to better align with the market

Recent Built Housing Units (2010 or later)

Map by RPA using U.S. Census Planning Database 2021



Current and future housing needs in Jersey City

