New Jersey Education Opportunity Report

District-Level Data on Enrollment, Housing, and Equity

Student Enrollment & Racial Disparity by District

Across these top districts, Black student enrollment falls far below the statewide average, revealing a persistent equity gap.

School District[1]	Enrollment[2]	Equity Gap[3]
Haddonfield	1.3%	-91.8%
Millburn Township	2.5%	-84.3%
Moorestown Township	5.8%	-63.5%
Mountain Lakes	1.2%	-92.5%
Northern Valley	1.0%	-93.7%
Princeton	6.3%	-60.4%
Ridgewood	1.0%	-93.7%
Summit	4.0%	-74.8%
Tenafly	1.2%	-92.5%
Windsor-Plainsboro	5.1%	-67.9%

1. The top ten districts are based on 2025–2026 rankings from U.S. News & World Report and Niche.com, listed alphabetically.
2. Percentage of students identifying as Black or African American, based on New Jersey Department of Education data for the academic year ending June 2026.
3. Equity Gap reflects the difference between a district's percentage of students identifying as Black or African American and the statewide average of 15.9%. A larger gap indicates a greater underrepresentation.

Average Monthly Housing Gap By District

Families face significant affordability challenges in New Jersey's highest-ranked school districts.

School District[1]	Market Rent[2]	Assistance[3]	Housing Gap[4]
Haddonfield	4,437	3,279	(1,158)
Millburn Township	4,954	3,279	(1,675)
Moorestown Township	3,287	3,279	(8)
Mountain Lakes	4,987	3,279	(1,708)
Northern Valley	3,620	3,279	(341)
Princeton	4,237	3,279	(958)
Ridgewood	4,420	3,279	(1,141)
Summit	3,354	3,279	(75)
Tenafly	4,187	3,279	(908)
Windsor-Plainsboro	3,520	3,279	(241)

1. The top ten districts are based on 2025–2026 rankings from U.S. News & World Report and Niche.com, listed alphabetically.
2. Average monthly rental costs for three-bedroom homes, including applicable utilities, sourced from Zillow.com, Realtor.com, Redfin.com,RentCafe.com, Apartments.com, and local MLS listings.
3. Total housing assistance reflects the combined Housing Assistance Payment under the Housing Choice Voucher Program and utility allowances assigned to the household by the Public Housing Authority.
4. The Housing Gap represents the portion of monthly costs that families cannot cover on their own and that A Welcome Home bridges each month.

Impact on Opportunity Gap

Funding three homes per district translates to small per-student contributions that move the equity needle.

School District[1]	Donor Support[2]	Per Student[3]	Equity Impact[4]
Haddonfield	41,688	5,558	0.4%
Millburn Township	60,288	8,038	0.2%
Moorestown Township	288	38	0.2%
Mountain Lakes	61,488	8,198	0.1%
Northern Valley	12,288	1,638	0.1%
Princeton	34,488	4,598	0.2%
Ridgewood	41,088	5,478	0.2%
Summit	2,688	358	0.3%
Tenafly	32,688	4,358	0.6%
Windsor-Plainsboro	8,688	1,158	0.2%

1. The top ten districts are based on 2025–2026 rankings from U.S. News & World Report and Niche.com, listed alphabetically.
2. Donations and grants required to secure three homes in the district for families after existing housing assistance and utility allowances.
3. Assumes an average of 2.5 students per household; calculated by dividing Annual Housing Cost by the total number of students served.
4. The proportion of students added to the district relative to the total number of students needed to fully close the current Equity Gap.

Key Takeaways in New Jersey

295,680

Provides three homes in each of the area's best school districts

75 students of color gain access to a better education, at an average cost of 3,942 per child

A 5% increase in enrollment reduces the Equity Gap by 1.5%

30 families join stronger, more vibrant communities

A Welcome Home.

Visit awhinc.org and follow awelcomehomeorg to learn more.