



Out of Reach 2016: New Jersey

Working at minimum wage **\$8.38**/hr Each week you have to work **105 HOURS!** To afford a modest 1-bedroom apartment at Fair Market Rent

State Facts

MINIMUM WAGE	\$8.38
AVERAGE RENTER WAGE	\$16.98
2-BEDROOM HOUSING WAGE	\$26.52
NUMBER OF RENTER HOUSEHOLDS	1,114,583
PERCENT RENTERS	35%

Most Expensive Counties

SOMERSET COUNTY
HUNTERDON COUNTY
MIDDLESEX COUNTY
HUDSON COUNTY
PASSAIC COUNTY

2-Bedroom Housing Wage

\$30.35
\$30.35
\$30.35
\$28.08
\$27.69

Affordable Rent for Low Income Households

MINIMUM WAGE WORKER	\$436 /mo
HOUSEHOLD AT 30% OF AREA MEDIAN INCOME	\$652 /mo
WORKER EARNING AVERAGE RENTER WAGE	\$883 /mo

Fair Market Rent

1-BEDROOM FAIR MARKET RENT	\$1,139 /mo
2-BEDROOM FAIR MARKET RENT	\$1,379 /mo

COMPARE JURISDICTIONS

Number of Households

	<i>New Jersey</i>	<i>Union County</i>
TOTAL	3,188,498	185,688
RENTER	1,114,583	74,660
PERCENT RENTERS	35%	40%

Housing Wage

	<i>New Jersey</i>	<i>Union County</i>
ZERO-BEDROOM	\$19.00	\$20.08
ONE-BEDROOM	\$21.90	\$21.13
TWO-BEDROOM	\$26.52	\$25.46
THREE-BEDROOM	\$34.24	\$32.60
FOUR-BEDROOM	\$39.45	\$36.96

Fair Market Rent

	<i>New Jersey</i>	<i>Union County</i>
ZERO-BEDROOM	\$988	\$1,044
ONE-BEDROOM	\$1,139	\$1,099
TWO-BEDROOM	\$1,379	\$1,324
THREE-BEDROOM	\$1,781	\$1,695
FOUR-BEDROOM	\$2,052	\$1,922

Annual Income Needed to Afford

	<i>New Jersey</i>	<i>Union County</i>
ZERO-BEDROOM	\$39,514	\$41,760
ONE-BEDROOM	\$45,561	\$43,960
TWO-BEDROOM	\$55,152	\$52,960
THREE-BEDROOM	\$71,221	\$67,800
FOUR-BEDROOM	\$82,061	\$76,880

Minimum Wage

	<i>New Jersey</i>	<i>Union County</i>
MINIMUM WAGE	\$8.38	\$8.38
RENT AFFORDABLE AT MINIMUM WAGE	\$436	\$436

Work Hours/Week at Minimum Wage

	<i>New Jersey</i>	<i>Union County</i>
ZERO-BEDROOM	91	96
ONE-BEDROOM	105	101
TWO-BEDROOM	127	122
THREE-BEDROOM	163	156
FOUR-BEDROOM	188	176

Renter Wage

	<i>New Jersey</i>	<i>Union County</i>
ESTIMATED MEAN RENTER WAGE	\$16.98	\$18.22
RENT AFFORDABLE AT MEAN RENTER WAGE	\$883	\$947

Work Hours/Week at Mean Renter Wage

	<i>New Jersey</i>	<i>Union County</i>
ZERO-BEDROOM	45	44
ONE-BEDROOM	52	46
TWO-BEDROOM	62	56
THREE-BEDROOM	81	72
FOUR-BEDROOM	93	81

Supplemental Security Income (SSI) Payment

	<i>New Jersey</i>	<i>Union County</i>
SSI MONTHLY PAYMENT	\$764	\$764
RENT AFFORDABLE TO SSI RECIPIENT	\$229	\$229

Income Levels

	<i>New Jersey</i>	<i>Union County</i>
30% OF AREA MEDIAN INCOME (AMI)	\$26,098	\$26,910
ESTIMATED RENTER MEDIAN INCOME	\$42,335	\$40,685

Rent Affordable at Different Income Levels

	<i>New Jersey</i>	<i>Union County</i>
30% OF AREA MEDIAN INCOME (AMI)	\$652	\$673
ESTIMATED RENTER MEDIAN INCOME	\$1,058	\$1,017

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