Fact Sheet: Out of Reach New Jersey 2018

- New Jersey is the sixth most expensive state in the U.S. for renters, with only Hawaii, California, New York, Maryland and Massachusetts being more expensive as well as Washington, DC which is counted separately.

- The hourly housing wage in New Jersey for a two-bedroom apartment at fair market rent is $28.17. Last year, the hourly housing wage was $27.17. That's a four percent increase!

- Numerous occupations in New Jersey – cashiers, customer service representatives, nursing assistants, food preparation and service workers, auditing clerks, security guards, childcare workers, preschool teachers, personal care aids, dental assistants, and numerous others—pay less than the housing wage.

- The mean wage for a New Jersey renter is $18.21 an hour, below the housing the housing wage for a modest two-bedroom. At the mean wage, an individual would have to work 62 hours a week or 1.6 full time jobs to afford a two-bedroom apartment at FMR.

- At minimum wage– $8.60 an hour—a New Jersey resident would have to work 131 hours per week or 3.3 full time jobs to afford a two-bedroom at FMR.

- Bergen, Passaic and Hunterdon Counties are the most expensive for rentals, with a modest two-bedroom at fair market rent going for a monthly average of $1,670.

- Cape May, Cumberland and Warren Counties are more affordable to those who live there. The average residents in those Counties earn below $10 per hour, well under the housing wage.

- In Hudson County, 69 percent of the total households are renters, followed by Essex County were 56 percent of the total households are renters.

- New Jersey needs more rental homes across the state that people can afford. Overall, more than a third of New Jerseyans rent their homes and the rental population is growing.