

Least Affordable States 2007

Rank	State	Housing Wage for 2-Bedroom at Fair Market Rent
1	Hawaii	\$23.53
2	California	\$22.86
3	Massachusetts	\$22.65
4	New Jersey	\$21.21
5	New York	\$20.70
6	Connecticut	\$20.42
7	Maryland	\$20.07
8	Rhode Island	\$19.36
9	New Hampshire	\$18.10
10	Alaska	\$17.90

New Jersey Housing Out of Reach 2008

Location	2-bedroom, fair market rent (FMR)	Annual income needed to afford 2-bedroom at FMR	Estimated percentage of renters unable to afford 2-bedroom apartment at FMR	Estimated number of renters unable to afford 2-bedroom apartment at FMR*	Percentage of total households who are renters*
Statewide	\$1,157	\$46,287	54%	568,807	34%
Atlantic County	\$1,033	\$41,320	57%	18,230	34%
Bergen County	\$1,256	\$50,240	48%	52,118	33%
Burlington County	\$932	\$37,280	41%	14,297	23%
Camden County	\$932	\$37,280	54%	30,098	30%
Cape May County	\$895	\$35,800	53%	5,749	26%
Cumberland County	\$956	\$38,240	64%	10,080	32%
Essex County	\$1,103	\$44,120	61%	94,090	54%
Gloucester County	\$932	\$37,280	51%	9,229	20%
Hudson County	\$1,192	\$47,680	57%	91,136	69%
Hunterdon County	\$1,257	\$50,280	48%	3,422	16%
Mercer County	\$1,084	\$43,360	51%	21,156	33%
Middlesex County	\$1,257	\$50,280	47%	41,566	33%
Monmouth County	\$1,170	\$46,800	57%	32,469	25%
Morris County	\$1,063	\$42,520	37%	15,067	24%
Ocean County	\$1,170	\$46,800	58%	19,501	17%
Passaic County	\$1,163	\$46,520	58%	42,157	44%
Salem County	\$923	\$36,920	59%	3,871	27%
Somerset County	\$1,257	\$50,280	41%	10,181	23%
Sussex County	\$1,063	\$42,520	46%	4,054	17%
Union County	\$1,063	\$42,520	47%	33,575	38%
Warren County	\$1,050	\$42,000	48%	5,052	27%

Source: National Low Income Housing Coalition, using data from the U.S. Department of Housing and Urban Development and the Census Bureau

* Based on number of renter households in area in 2000

For more information, contact: Housing and Community Development Network of New Jersey, 609-393-3752 ext. 16

New Jersey Housing Out of Reach 2008

Rank	Location	2-bedroom, fair market rent (FMR)	Annual income needed to afford 2-bedroom at FMR	Estimated percentage of renters unable to afford 2-bedroom apartment at FMR	Estimated number of renters unable to afford 2-bedroom apartment at FMR*	Percentage of total households who are renters*
1	Hunterdon County	\$1,340	\$53,600	50%	3,564	16%
2	Middlesex County	\$1,340	\$53,600	50%	44,219	33%
3	Somerset County	\$1,340	\$53,600	45%	11,173	23%
4	Bergen County	\$1,256	\$50,240	48%	52,118	33%
5	Passaic County	\$1,256	\$50,240	62%	45,064	44%
6	Monmouth County	\$1,251	\$50,040	59%	33,619	25%
7	Ocean County	\$1,251	\$50,040	59%	19,837	17%
8	Hudson County	\$1,192	\$47,680	57%	91,136	69%
	Statewide	\$1,157	\$46,287	54%	568,807	34%
9	Mercer County	\$1,120	\$44,800	54%	22,400	33%
10	Essex County	\$1,103	\$44,120	61%	94,090	54%
11	Morris County	\$1,103	\$44,120	38%	15,473	24%
12	Sussex County	\$1,103	\$44,120	49%	4,317	17%
13	Union County	\$1,103	\$44,120	50%	35,718	38%
14	Atlantic County	\$1,033	\$41,320	57%	18,230	34%
15	Warren County	\$1,007	\$40,280	47%	4,946	27%
16	Cumberland County	\$956	\$38,240	64%	10,080	32%
17	Burlington County	\$932	\$37,280	41%	14,297	23%
18	Camden County	\$932	\$37,280	54%	30,098	30%
19	Gloucester County	\$932	\$37,280	51%	9,229	20%
20	Salem County	\$932	\$37,280	57%	3,739	27%
21	Cape May County	\$895	\$35,800	53%	5,749	26%

Source: National Low Income Housing Coalition, using data from the U.S. Department of Housing and Urban Development and the Census Bureau

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Occupation	Average Wage	Average Salary	Estimated Number of Workers
Reporters	\$ 20.68	\$ 43,008.00	1,590
Community and Social Service Specialists	\$ 20.51	\$ 42,665.00	3,990
Dental Lab Techs	\$ 18.81	\$ 39,123.00	1,140
Accounting and Auditing Clerks	\$ 17.63	\$ 36,665.00	54,180
Police, Fire and Ambulance Dispatchers	\$ 17.28	\$ 35,946.00	3,620
Preschool Teachers	\$ 15.85	\$ 32,960.00	11,990
Librarian technicians	\$ 14.63	\$ 30,438.00	3,950
Hairstylists and Cosmetologists	\$ 13.50	\$ 28,074.00	16,320
School Bus Drivers	\$ 13.34	\$ 27,753.00	19,040
Receptionists	\$ 12.11	\$ 25,192.00	29,150
Security Guards	\$ 12.04	\$ 25,036.00	39,300
Ambulance Drivers	\$ 11.89	\$ 24,734.00	1,140
Janitors	\$ 11.59	\$ 24,117.00	69,510
Home Health Aides	\$ 10.60	\$ 22,057.00	19,150
Child Care Workers	\$ 9.58	\$ 19,919.00	26,440
Food Preparation Workers	\$ 9.49	\$ 19,736.00	16,510
Cashiers	\$ 9.08	\$ 18,893.00	105,460

Sources: National Low Income Housing Coalition, Out of Reach Report 2008

NJ Department of Labor and Workforce Development, Occupational Employment Statistics Wage & Salary Survey Aug. 2007

http://www.wnjp.state.nj.us/OneStopCareerCenter/LaborMarketInformation/lmi23/nj_all.xls