**Fact Sheet: Out of Reach New Jersey 2019**

* New Jersey is the fifth most expensive state in the U.S. for renters, with only Hawaii, California, New York, 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 $28.86.
* Among the 30 largest occupations in New Jersey, 21 pay median wages less than the housing wage. This includes teacher assistants, nursing assistants, accounting clerks, home health aides, truck drivers, security guards, janitors, food preparation workers, receptionists, cashiers and others.
* The mean wage for a New Jersey renter is $18.68 an hour, below 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 jobs to afford a two-bedroom apartment at FMR.
* At minimum wage — $8.85 an hour — a New Jersey resident would have to work 130 hours per week or 3.3 full jobs a week to afford a two-bedroom at FMR.
* Hunterdon, Middlesex and Somerset counties are the most expensive for rentals, with a modest two- bedroom at fair market rent going for a monthly average of $1,746.
* Cape May, Sussex and Gloucester are the least affordable counties to those who live there. The average resident in those counties earns below $12 per hour, well under the housing wage.
* In Essex County, 55 percent of the total households are renters and in Hudson, more than 2/3 are renters.
* NJ needs more rental homes across the state that people can afford. Overall, more than a third of New Jerseyans rent their homes. The rental population is growing.

Source: National Low Income Housing Coalition, *Out of Reach 2019*, <https://reports.nlihc.org/oor>.

For more information, contact: Arnold Cohen, Senior Policy Advisor, Housing and Community Development Network of New Jersey, (609) 393-3752 or [acohen@hcdnnj.org](mailto:acohen@hcdnnj.org).